

650 W. TERRA COTTA AVE. (ROUTE 176)
CRYSTAL LAKE, IL 60014

FOR SALE

MLS # 10691560

August 25, 2021



AUTO SALES • SERVICE • BODY SHOP - 7,000 SF

PRICE REDUCED
\$480,000 \$420,000 (\$60. psf)

DESCRIPTION

**7,000 SF Automotive Building
and 2,000 SF Income Producing Pole Barn
PRICE REDUCED**

7,000 SF former auto body/used car sales/service with Route 176 frontage. Front office/service area with (2) private offices and customer service entryway (594± SF). Storage mezzanine above offices and (3) overhead doors: (2) 12x16, (1) 9x8. Front portion is ideal for auto repair/sales/service and back portion is set up for body shop with existing spray booth.

Income generating 2,000 SF pole barn located in rear of property currently leased for \$850/mo.

Located next to Brilliance Honda on Route 176 with monument signage and over 15,000 vehicles per day exposure.

SPECIFICATIONS

Description	Automotive Building
Building Sizes	7,000 SF (automotive Bldg) 2,000 SF Pole Barn (leased)
Land Size	35,732 SF (.82ac)
Year Built	1950 / 1975 Addition
HVAC System	GFA / AC in Office
Electrical	200 AMP
Sprinklers	No
Washrooms	3
Ceiling Height	11-21'
Parking	39
Sewer/Water	City
Zoning	B2
Taxes	\$12,296.72 (2020)
PIN	14-31-252-029

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,102	40,320	91,605
Avg Household Income	\$83,466	\$93,911	\$94,462
Traffic Counts: 15,000 VPD			

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



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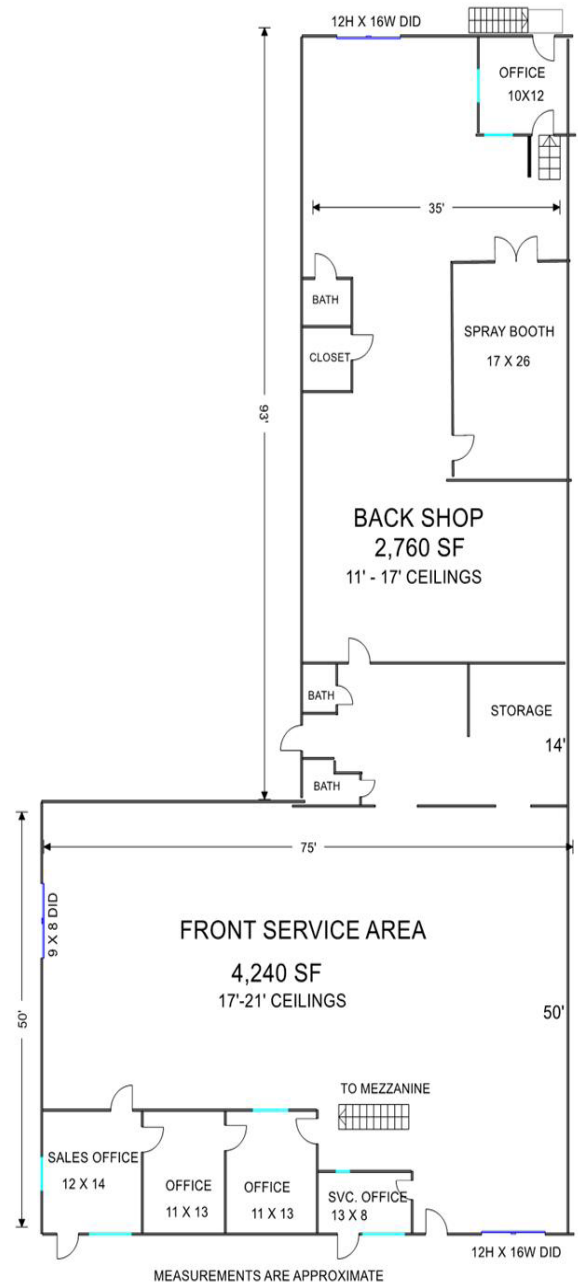
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FLOOR PLAN



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