

# HARDING

REAL ESTATE

ML: 03088651	ADDRESS: 110 W. Woodstock St.	CITY: Crystal Lake	PRICE: \$1,650,000
ZIP: 60014	OWNER: Nicholas, Mike	TAXES: \$39,935.08	YEAR: 2007
CORP LIMITS: Crystal Lake	PPI #: 14-32-402-016	ZONED: M	
TOTAL ACRES: 4.47		LOT SIZE: 350 x 500	
DIRECTIONS: Route 14 to Woodstock St. to 110, Adjacent to Crystal Lake City Hall			

SQ FT: 46,450
WHEN BUILT: 40 Yrs. Old
NO. STORIES: 1
ELEVATORS: None
EXTERIOR CONST: Brick/Masonry
A/C UNITS: Central/Partial
COLUMN SPACING:
PARKING: 100+
SCHOOLS: Crystal Lake
MONTHLY INCOME:
YEARLY INCOME:
YEARLY OPERATING EXP:
NET OPERATING INCOME:
INSURANCE:
HEATING: Hot Water
GAS:
ELECTRIC: 600-1200 Amps
WATER:
MANAGEMENT:
SCAV SERVICE:
JANITOR:
MISC:
RANGES:
REFRIGS:
HEAT:
FUEL:
GARAGES:



**FOR SALE AND FOR LEASE**  
 46,450 sq. ft. of office/tech/manufacturing area that  
 can be easily divided. Ample parking and close to  
 commuter Train Station.

AGENT: Thomas D. Harding

AGENT PHONE: 815-334-2612

CC: 2.5%-\$100

HOMES COUNTRY ESTATES FARMS COMMERCIAL INDUSTRIAL  
 TRADES APPRIASALS MANAGEMENT

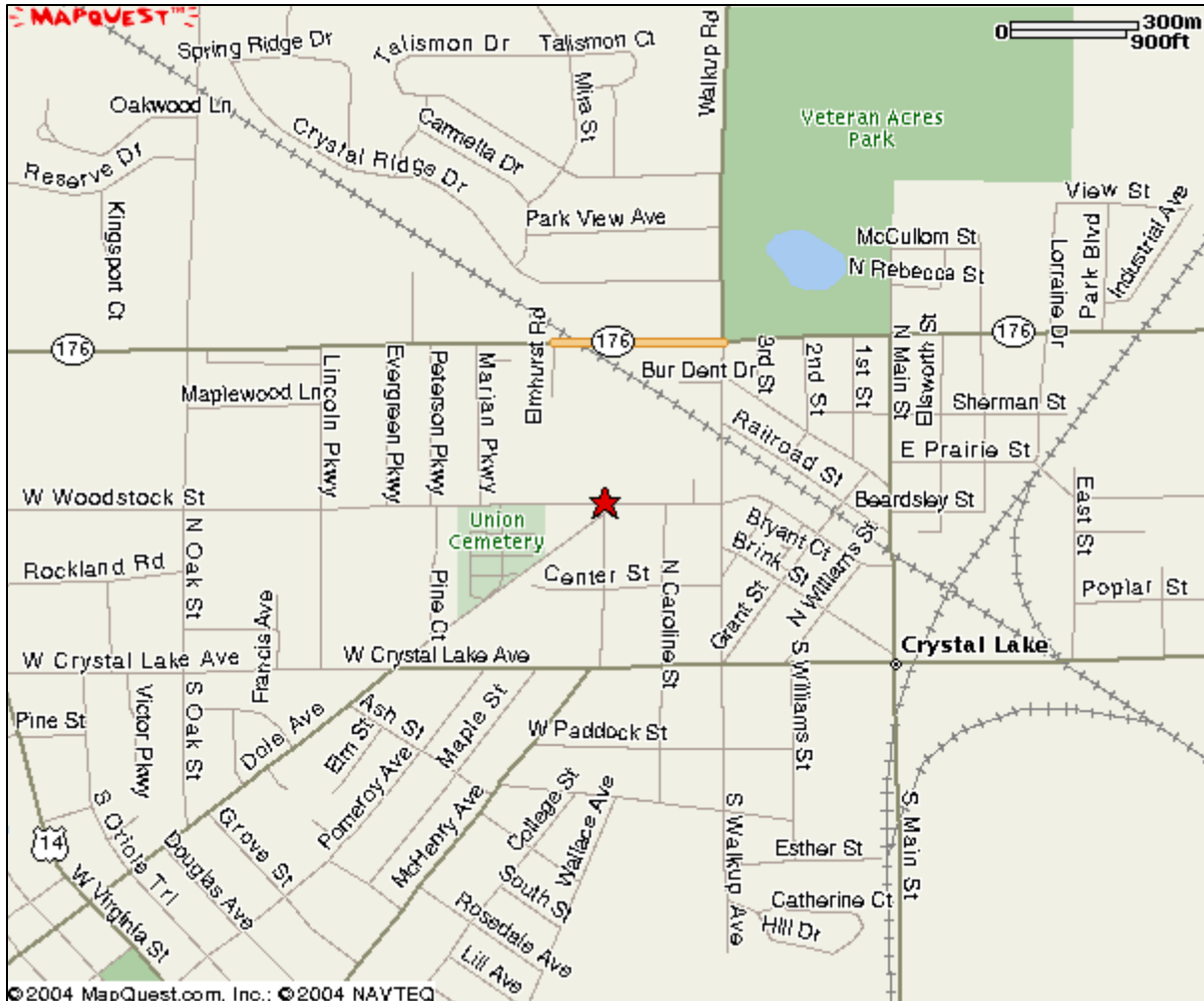
\*Information Not Warranted



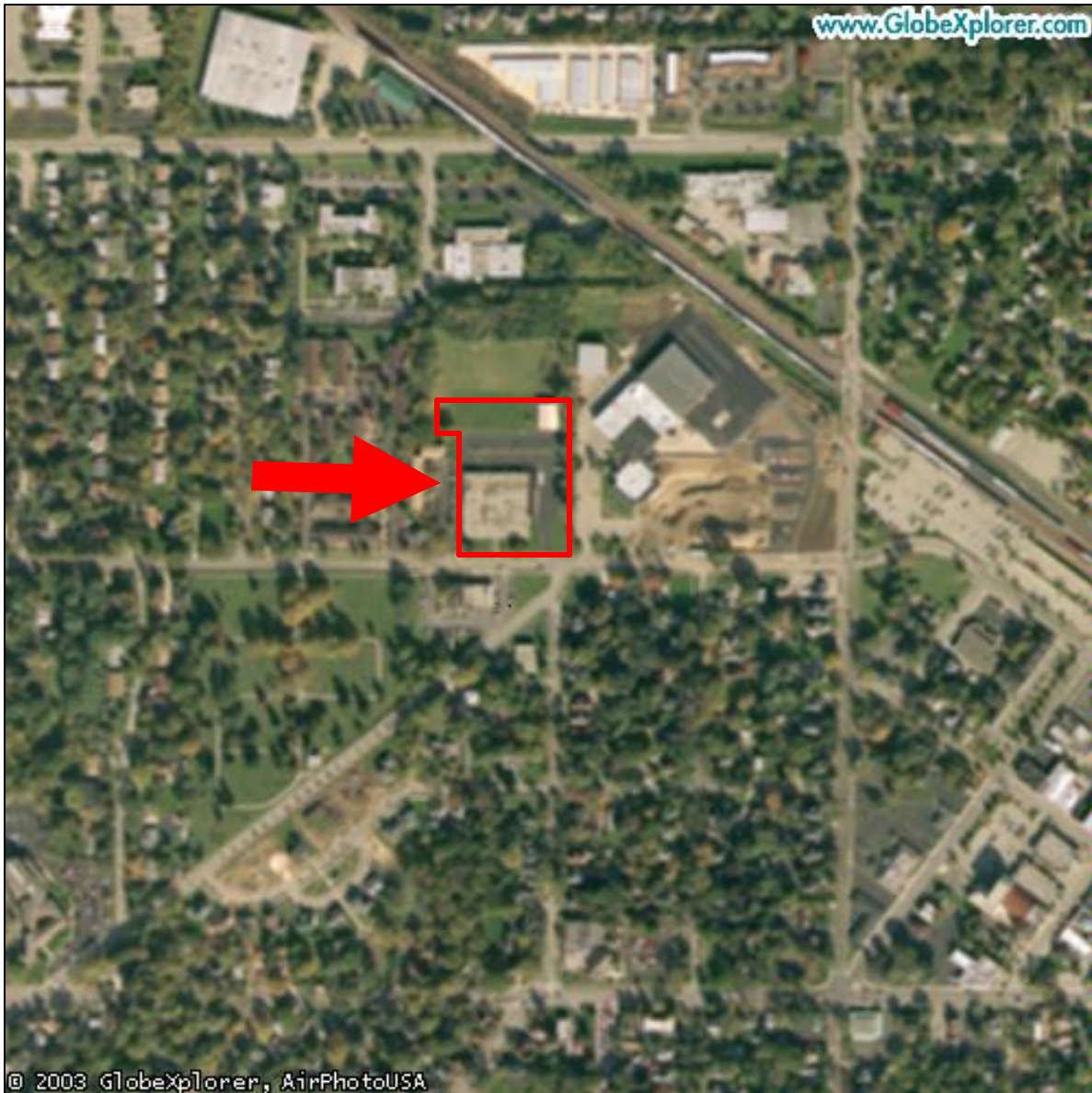
1710 S. Eastwood Dr. (Route 47)  
 Woodstock, IL 60098  
 815.338.3850  
 FAX: 815.338.4261  
[www.HardingRealEstate.com](http://www.HardingRealEstate.com)



# LOCATION MAP

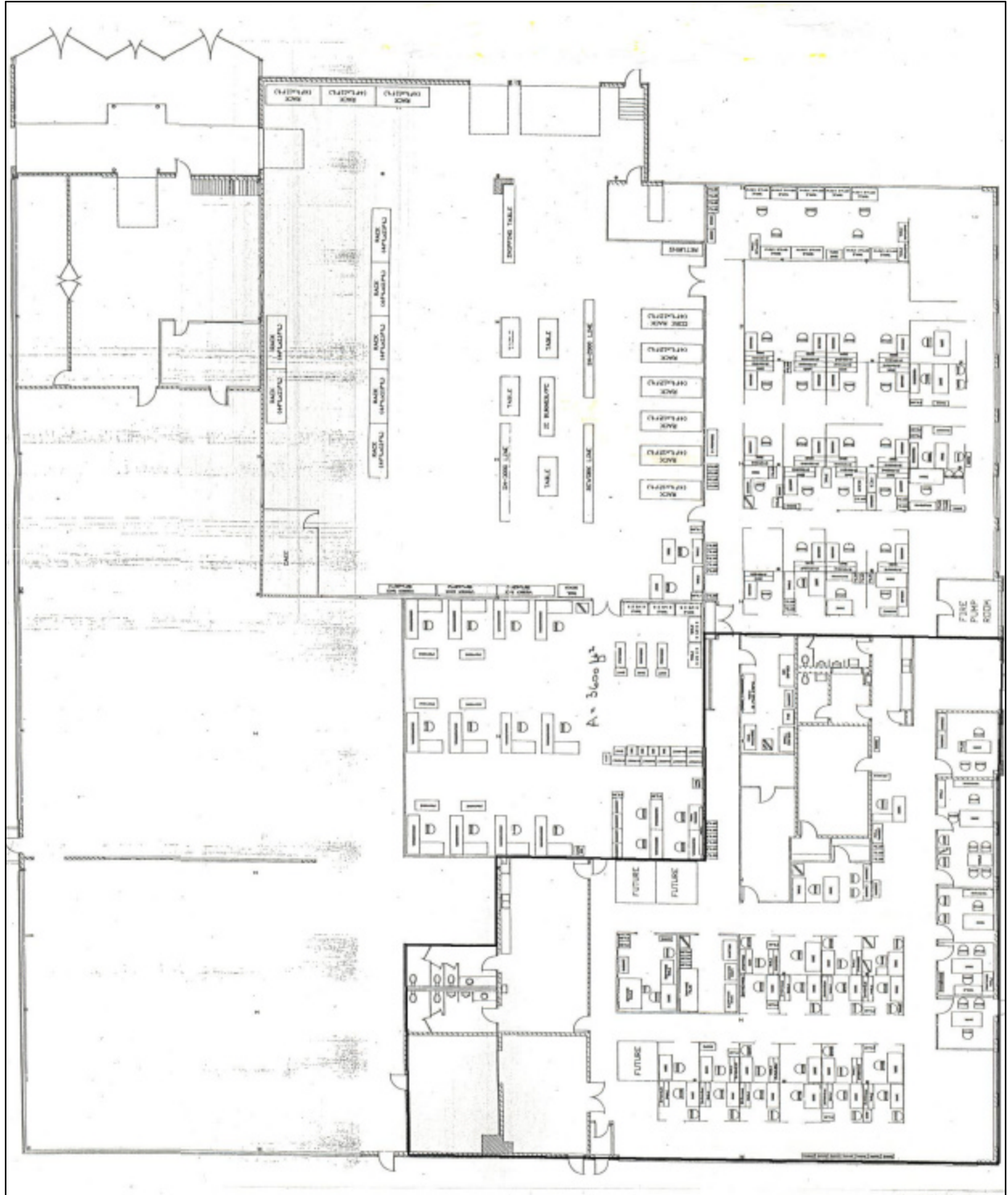


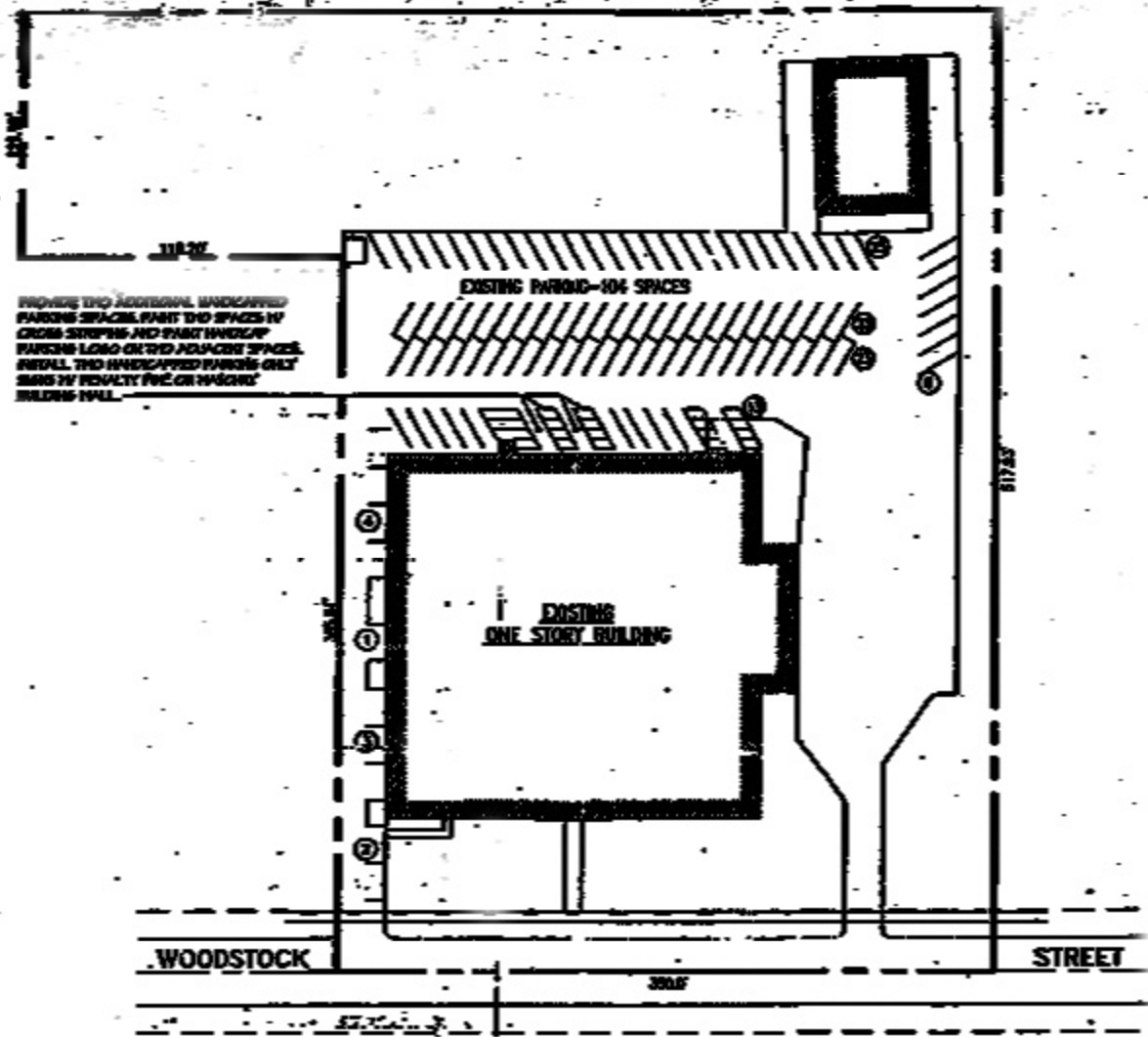
# AERIAL





# FLOOR PLAN





**SITE PLAN**  
SCALE 1"=60'-0"  
NORTH

**LEGAL DESCRIPTION**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER, 624.16 FEET NORTH OF THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (SAID POINT BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED FROM PHILIP R. FREDERICK AND LENA M. PETERSON, TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, BY DEED DATED MAY 28, 1948 AND RECORDED JUNE 29, 1948 AS DOCUMENT NO. 221509, IN BOOK 344 OF RECORDS, AT PAGE 230; THENCE EAST ALONG THE SOUTH LINE OF SAID PUBLIC SERVICE COMPANY PROPERTY, A DISTANCE OF 400.0 FEET TO THE SOUTHWEST CORNER OF SAID PUBLIC SERVICE COMPANY'S PROPERTY; THENCE SOUTH ALONG A LINE THAT FORMS AN ANGLE OF 91 DEGREES 19 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 825.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 350.00 FEET; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 385.84 FEET; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 116.29 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 438.34 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THE NORTH 300.0 FEET), IN MCHEERY COUNTY, ILLINOIS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION TO BE IN COMPLIANCE WITH ALL LOCAL APPLICABLE CODES AND ORDINANCES IN EFFECT AT CRYSTAL LAKE, ILLINOIS, AT THE TIME OF THE PERMIT APPLICATION.

*Don Herman Gaul*  
DON HERMAN GAUL, ARCHITECT  
ILLINOIS LICENSE #001-006330