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FOR SALE

APPROVED HOTEL SITE 2.52 Acres

2.52 acre prime hotel site just off the NWC of the intersection of 2 State highways (Route 14 and Route 31). Ideally located near the busy D'Andrea Banquets and Conference Center, located on the SE Corner of Routes 14 and 31. Approved for a 4-story 109 room hotel. Bank owned and bank will finance construction for a qualified buyer. Bank has 8/2018 Feasibility Study, 2/18 STR Report, site engineering plans, City of Crystal Lake approval for hotel development. Walk to restaurants and shopping. Visit Premier Commercial Realty website to see more listings.

MLS: 10085037

PROPERTY SPECIFICATIONS

Description:	Approved Hotel Site
Land Size:	2.52 Acre (109,771 SF)
Possession:	Negotiable
Topography:	Level
Environmental Status:	To be Assessed
Utilities:	To Site
Sewer:	City
Frontage Dimensions:	268' (Frontage Road Access)
Zoning:	B2 PUD
Real Estate Taxes:	\$18,529 (2017)
Sale Price:	\$1,330,000



Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$77,185	\$84,995	\$91,515
Population	3,662	45,586	123,075

TRAFFIC COUNTS: Vehicles per Day
31,800 (Route 31) 28,200 (Route 14)



Directions: Route 14 to Cog Circle. North to end of street.

PIN: 19-03-379-004
19-03-378-013

September 20, 2018

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6919 Cog Circle
Crystal Lake, IL 60014

