

Now Available for **SALE** from



## TRAVERSE CITY SERVICE CENTER

1499 BUSINESS PARK DRIVE, TRAVERSE CITY, MI

- ◆ Wooded Setting - Developed Industrial Park
- ◆ Near Airport & Central Business District
- ◆ 5,000 Sq Ft Building on 6.6 Acres
- ◆ Includes Separate 2.05-Acre Plotted Lot (Vacant)
- ◆ Exterior Cedar Finish - Built in 2003

**Rick DeKam, CCIM**

Phone: 269.323.0717  
Mobile: 269.207.5430  
Email: rick@midwestrealty.com

**Andrew Gyorkos**

Phone: 269.321.5000  
Mobile: 269.760.5201  
Email: andrew@midwestrealty.com

8175 Creekside Drive  
Suite 210  
Portage, MI 49024

Real Estate For Sale At...

**\$575,000**

The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective buyers should complete their own due diligence and should not rely on seller-provided materials or representations.



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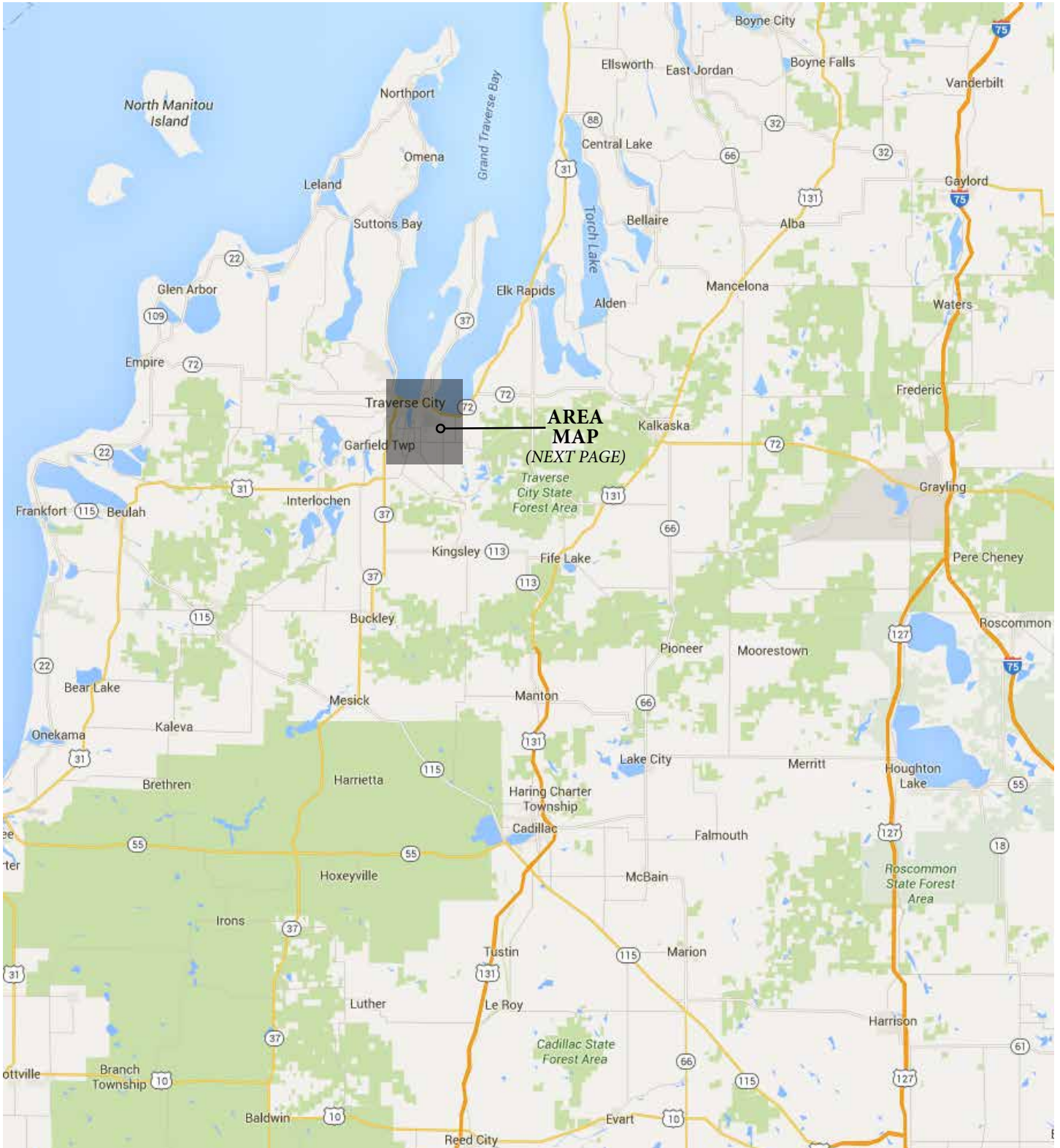
### SALIENT FACTS

<b>PROPERTY DESCRIPTION</b>	Office building, with log cabin exterior finish, located in the established Peninsula Business Park East, near Cherry Capital Airport and Downtown Traverse City. Park rules and regulations apply.	
<b>LAYOUT INCLUDES</b>	Six (6) private offices; large welcoming foyer; unique conference room with tongue and groove knotty pine ceiling; two bathrooms; and a full service kitchen & break-room.	
<b>SIZE</b>	Building:	5,000 SF
	Lot #36:	4.55-Acres (Improved)
	Vacant Lot #35:	<u>2.05 (Unimproved)</u>
	Total:	6.6 Acres
<b>SALE PRICE</b>	\$575,000. This includes building and two (2) lots. Vacant lot #35 can also be purchased separately for \$99,000.	
<b>UTILITIES</b>	Traverse City: public water and sewer Consumers Energy: electric and gas	
<b>PARKING SPACES</b>	28 marked spaces on asphalt paved lot	
<b>YEAR BUILT</b>	2003	
<b>MUNICIPALITY</b>	Grand Traverse County, East Bay Charter Township	
<b>ZONING</b>	Commercial	
<b>TAX ID &amp; TAXES</b>	Lot #36 - 03-217-004-30 (Improved with Building) Lot #35 - 03-217-004-28 (Unimproved)	
<b>LISTING AGENTS</b>	Contact Midwest Realty Group for more details on this property.	
	Agent: Rick DeKam, CCIM Phone: (269) 323-0717 Mobile: (269) 207-5430 Email: rick@midwestrealty.com	Agent: Andrew Gyorkos Phone: (269) 323-0717 Mobile: (269) 760-5201 Email: andrew@midwestrealty.com

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### REGIONAL MAP

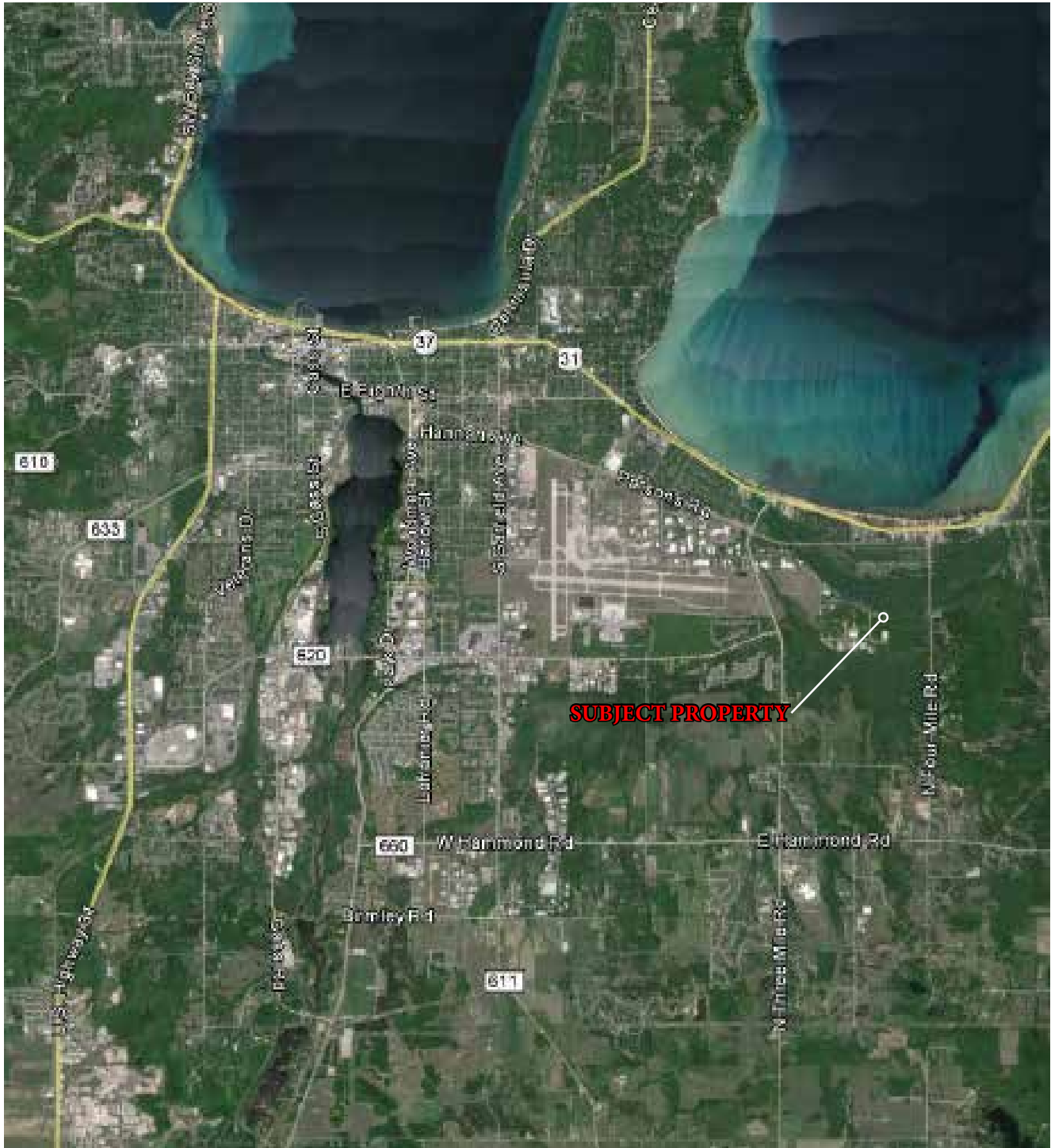




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AREA MAP

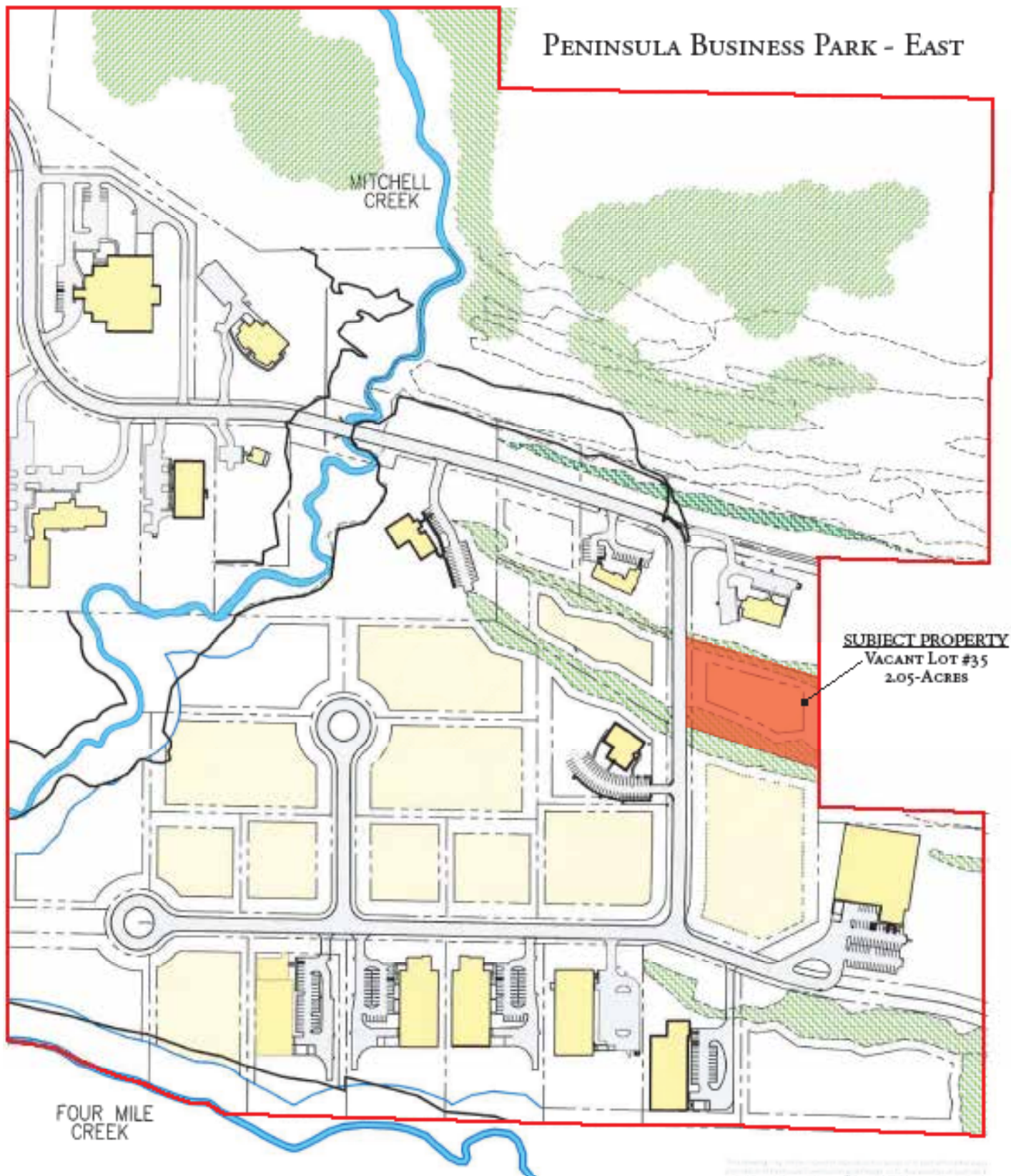


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### INDUSTRIAL PARK LAYOUT

#### PENINSULA BUSINESS PARK - EAST



**SUBJECT PROPERTY**  
VACANT LOT #35  
2.05-ACRES

FOUR MILE CREEK

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**SITE PLAN**

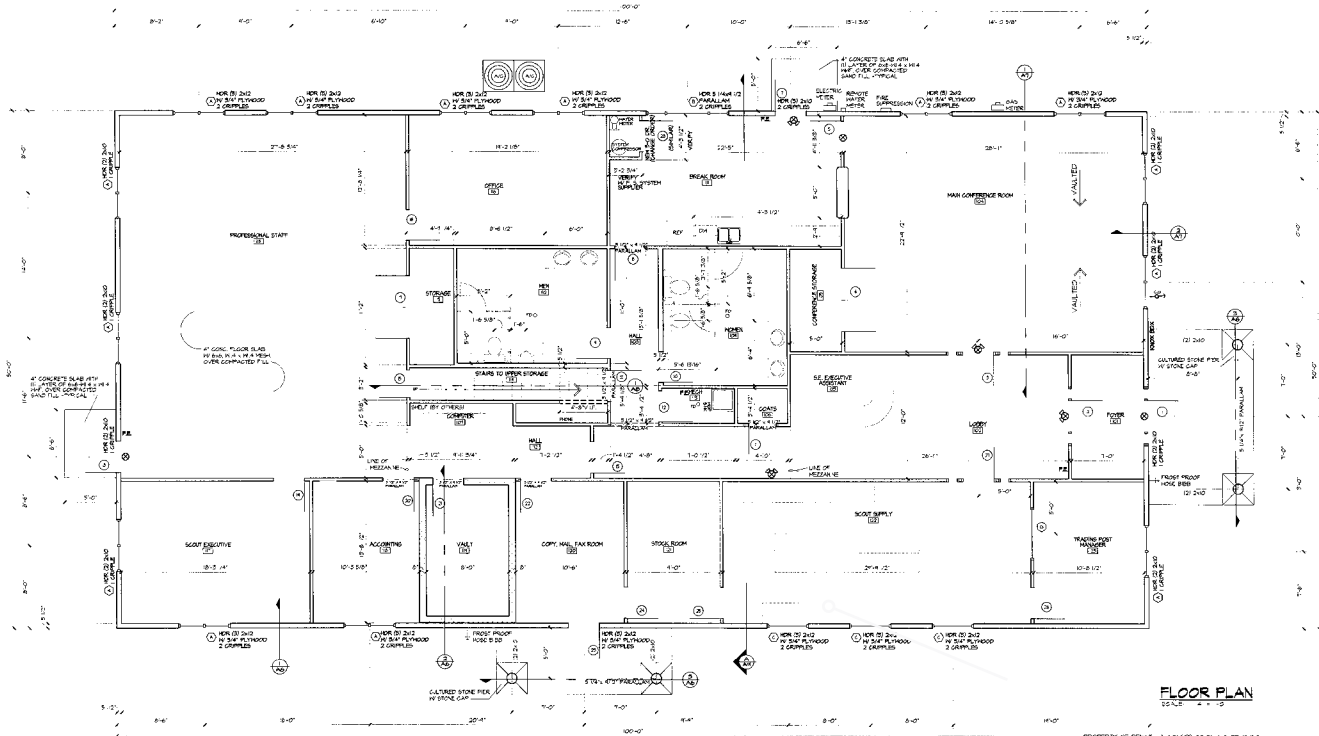


**NOTE:** The property boundaries illustrated above are believed to be accurate and are based upon the property owner's support. However, a buyer should still perform a new survey for precise boundaries and legal description.

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### FLOOR PLAN





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PROPERTY PHOTOGRAPHS





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PROPERTY PHOTOGRAPHS

