



OFFICE BUILDING FOR SALE

629 E Eighth

For Sale | \$375,000



629 E Eighth | Traverse City, MI 49684

Marty Stevenson

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www.threewest.com

**3W THREE WEST
COMMERCIAL**



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executive summary



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SALE PRICE:	\$375,000
LOT SIZE:	0.19 ACRES
BUILDING SIZE:	1,459 SF
YEAR BUILT:	1891
RENOVATED:	2009
ZONING:	C-1

PROPERTY OVERVIEW

C-1 zoning Tons of possibilities on redeveloping 8th Street! Want a great house in a great downtown location? You've found it! Need a live-work situation? No problem! Need an investment property allowing short-term rentals? You got it! Need a home office that's been brought up to commercial code, with a commercial parking lot? This is it! Don't miss this opportunity to secure this great property in one of Traverse City's most exciting corridors. The TART trail is a stone's throw to the east, downtown and the bay are a few blocks to the north, and this property is in the heart of it all. Retaining the Victorian charm of TC's downtown; yet remodeled to commercial code and with a commercial-sized parking lot (access from the alley), this unique property blends the best of its residential beginnings and it's commercial opportunities, and is ready to take on new life with your vision! (Please note, the music instruction business is continuing to operate; showings must be scheduled outside of class times.)

PROPERTY HIGHLIGHTS

- Commercial/Residential/Mixed Use
- High Traffic Corridor
- Redeveloping Corridor

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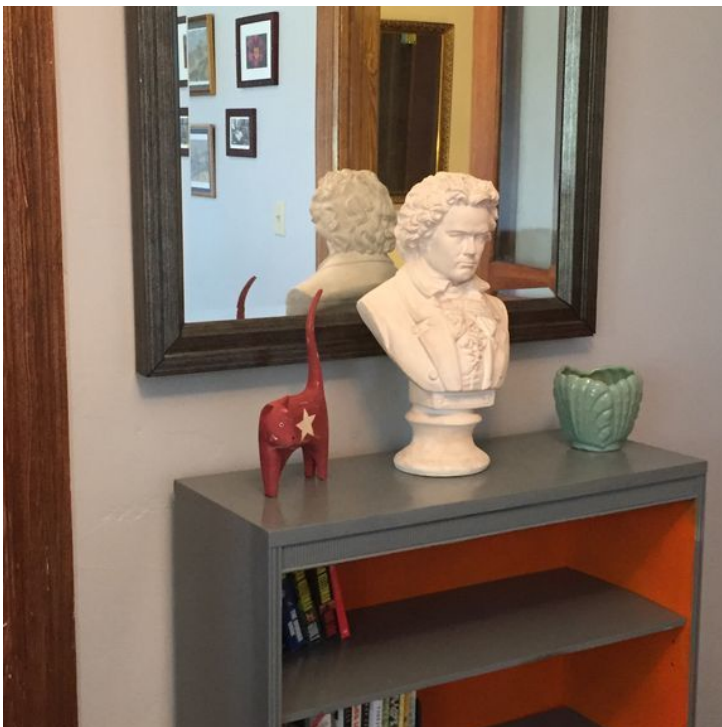
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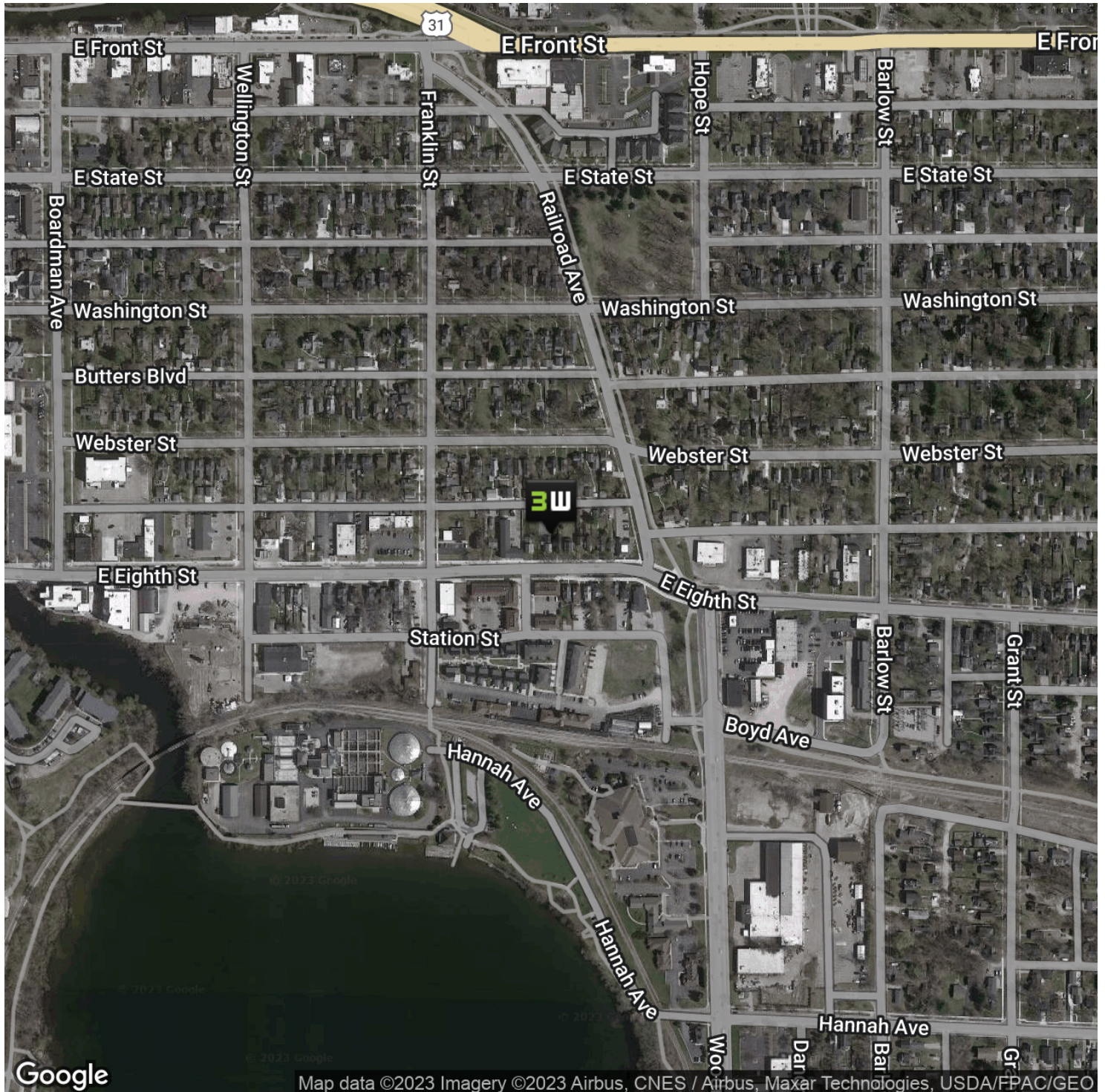


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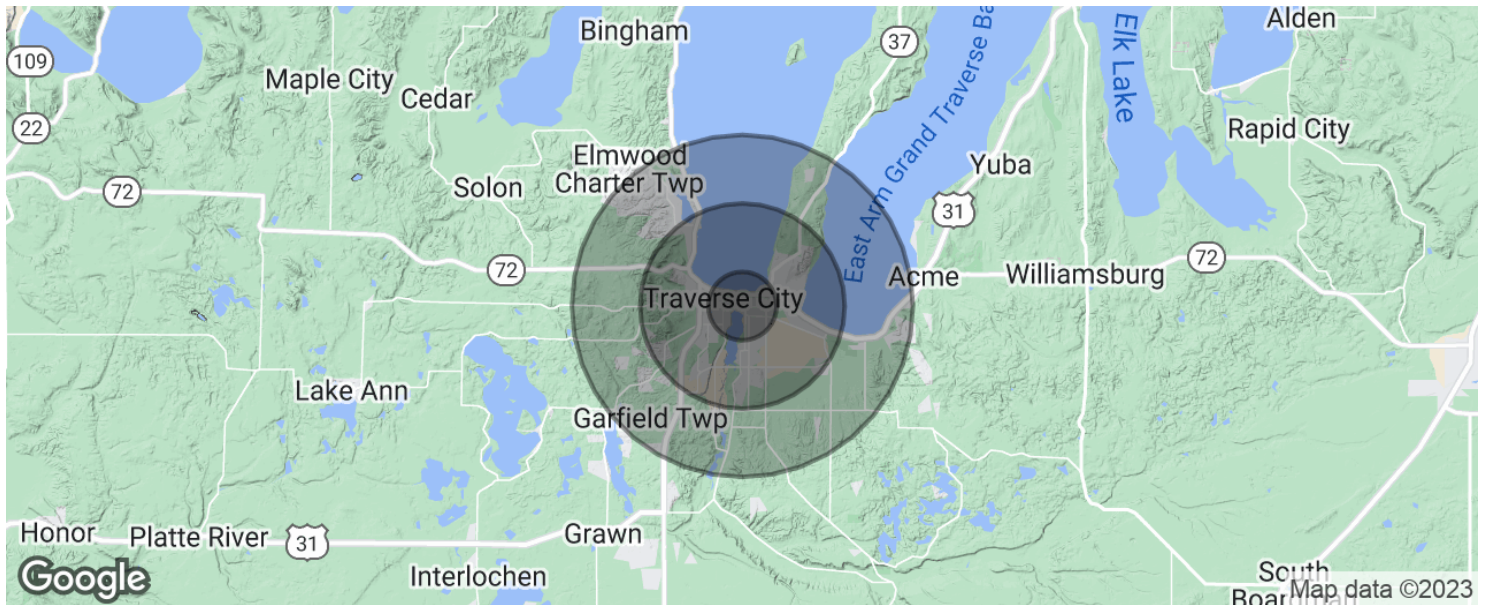
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,478	19,556	33,824
Median age	38.1	40.2	40.7
Median age (Male)	35.7	37.5	38.1
Median age (Female)	42.7	43.9	43.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,619	9,247	15,566
# of persons per HH	2.1	2.1	2.2
Average HH income	\$50,626	\$53,319	\$55,193
Average house value	\$187,341	\$220,169	\$233,878

* Demographic data derived from 2020 ACS - US Census

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