



INVESTMENT OPPORTUNITY FOR SALE

333 W Grandview Pkwy, Unit 1, 2, & 5 (Ste 110, 111, & 302)

executive summary



333 W Grandview Pkwy | Traverse City, MI 49684

SALE PRICE:	\$4,990,000
CAP RATE:	8.5%
NOI:	\$424,300
LOT SIZE:	1.65 ACRES
TOTAL OFFERING SIZE:	16,186 SF
BUILDING CLASS:	A
YEAR BUILT:	2000
RENOVATED:	2017
ZONING:	D-3
MARKET:	TRAVERSE CITY
SUB MARKET:	DOWNTOWN
CROSS STREETS:	GRANDVIEW PKWY & HALL STREET

PROPERTY OVERVIEW

Here is a unique Investment Opportunity to own a portion of Traverse City's premier mixed-use Class A Professional property, the Harbour View Centre building. Located directly across from West Grand Traverse Bay, the units are uniquely designed with unobstructed views of the water, some with private balconies. Located just on the edge of the Warehouse District, it is only a minutes walk to downtown. The site provides ample on-site parking for the buildings tenants and customers, which include anchor tenants Independent Bank and Merrill Lynch.

The sale includes 3 condominium units, Units 1 & 2 located on the 1st floor (Independent Bank) and Unit 5 located on the 3rd floor (Merrill Lynch) of the building. The NOI and CAP Rate is an average of the base rents over the terms of the leases.

PROPERTY HIGHLIGHTS

- Class A Professional Mixed-Use Building
- Ample Private Parking - 160 spaces
- Unobstructed views of West Grand Traverse Bay

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com



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INVESTMENT OPPORTUNITY BUILDING FOR SALE

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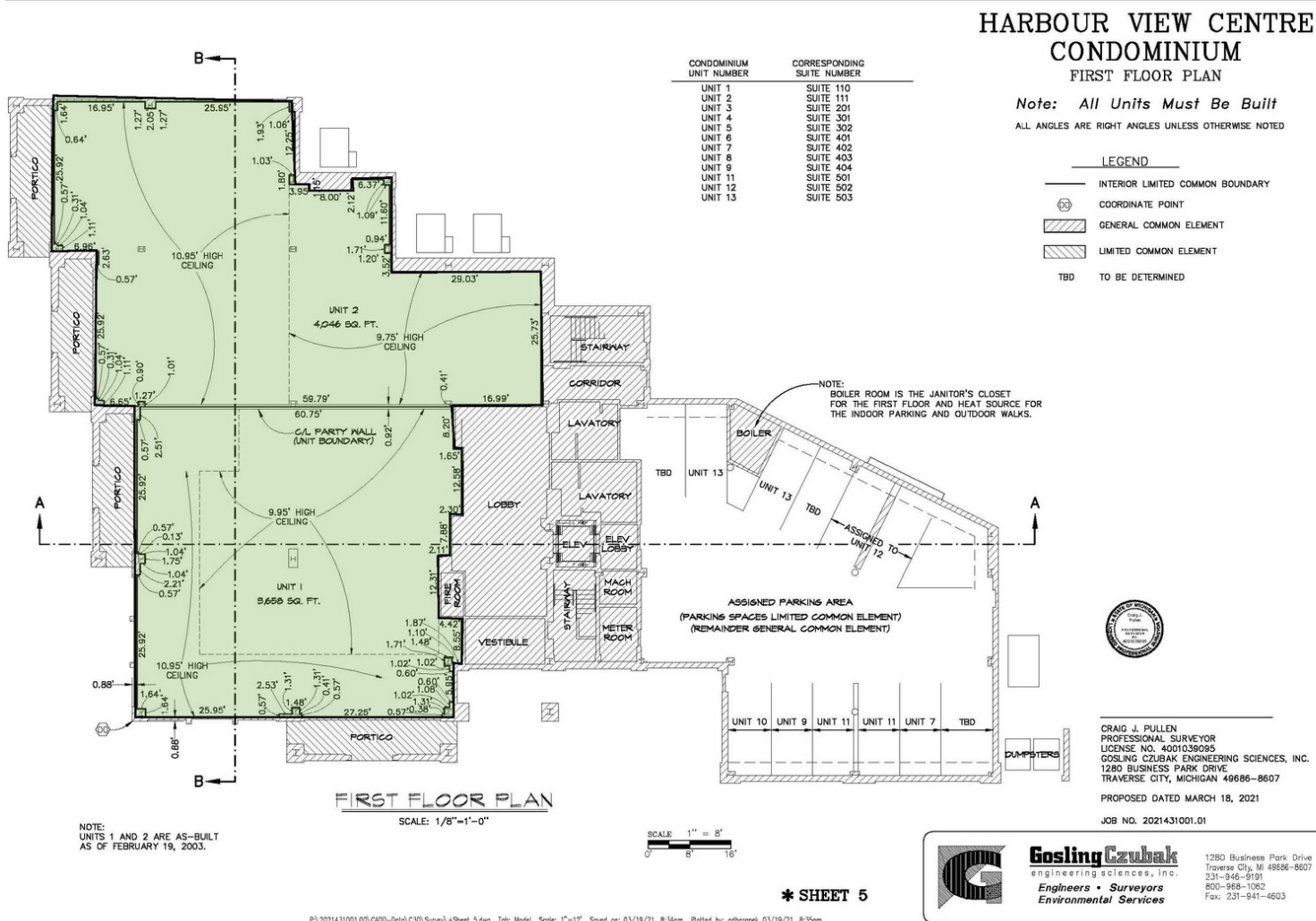


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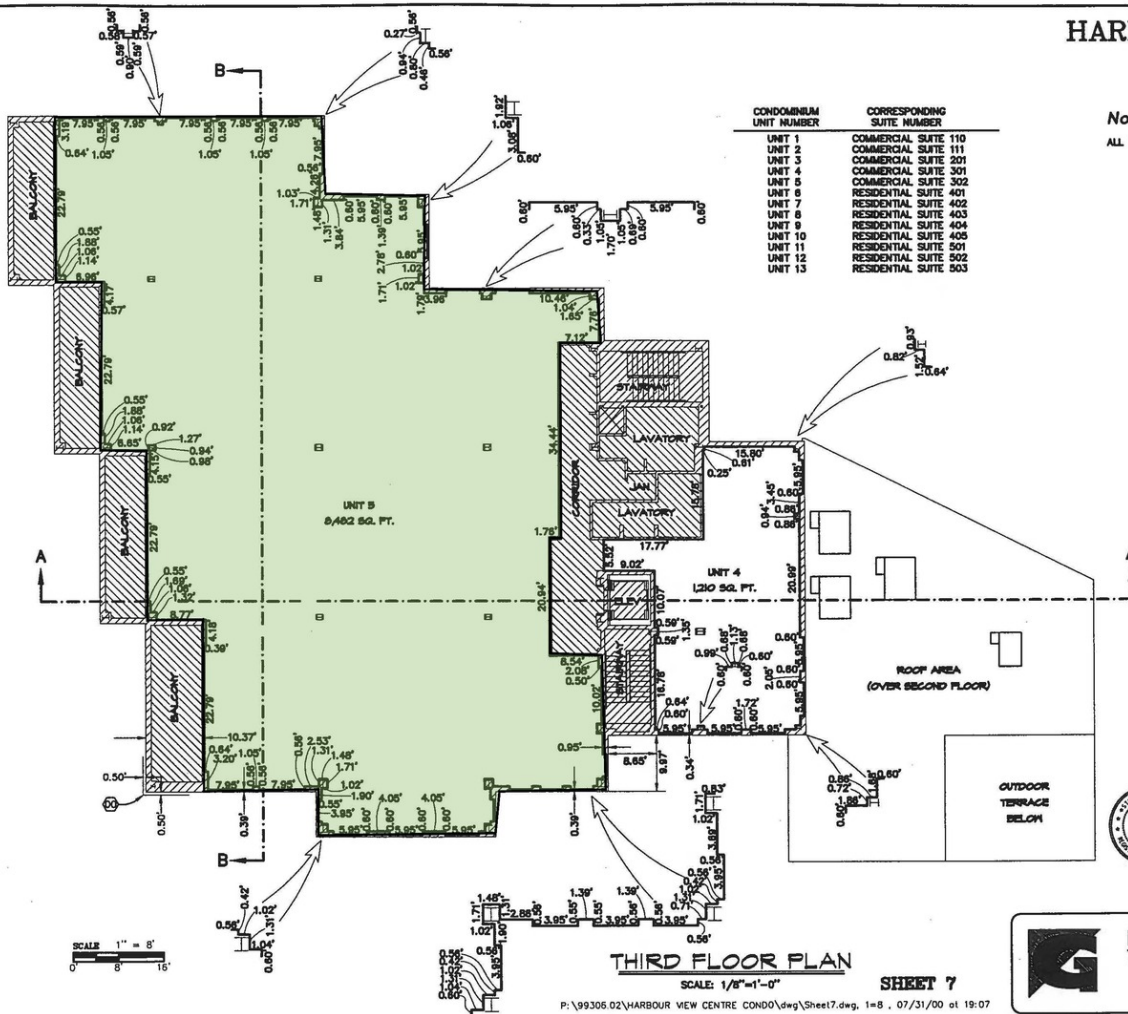
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First Floor - Units 1 & 2

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HARBOR VIEW CENTRE CONDOMINIUM THIRD FLOOR PLAN

Note: All Units Must Be Built
ALL ANGLES ARE RIGHT ANGLES UNLESS OTHERWISE NOTED

LEGEND

- INTERIOR LIMITED COMMON BOUNDARY
- ⊙ COORDINATE POINT
- ▨ GENERAL COMMON ELEMENT
- ▨ LIMITED COMMON ELEMENT
- JAN JANITOR'S CLOSET
- LIMITED COMMON ELEMENT



JOHN F. KORR JR.
PROFESSIONAL SURVEYOR
LICENSE NO. 24600
GOSLING CZUBAK ENGINEERING SCIENCES, INC.
1280 BUSINESS PARK DRIVE
TRAVERSE CITY, MICHIGAN 49686-8607
PROPOSED DATED MARCH 14, 2000

JOB NO. 99306.02



Gosling Czubak
engineering sciences, inc.
Engineers • Surveyors
Environmental Services

1280 Business Park Drive
Traverse City, MI 49686-8607
231-946-9191
800-968-1062
Fax: 231-941-4603

Third Floor - Unit 5

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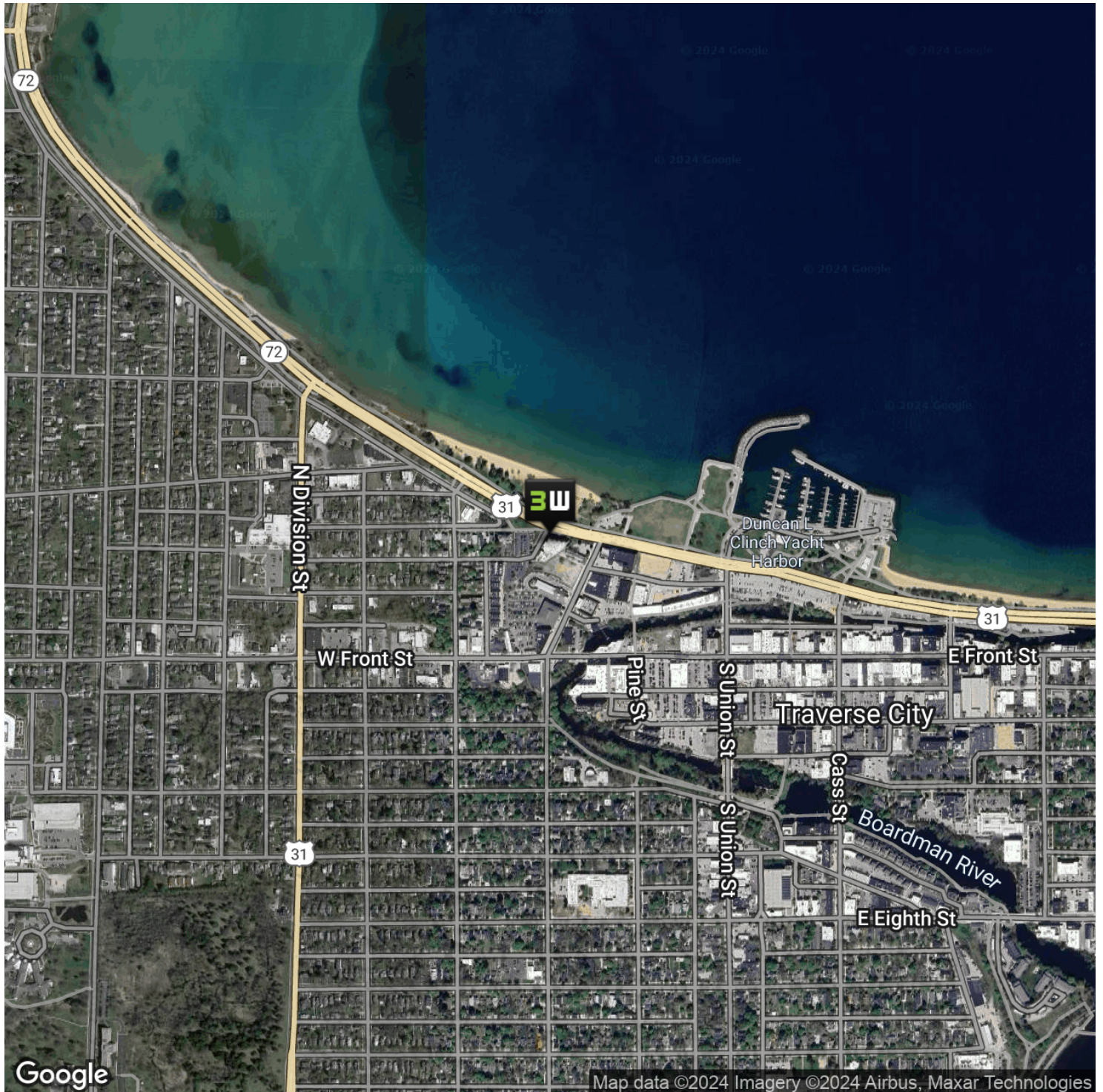


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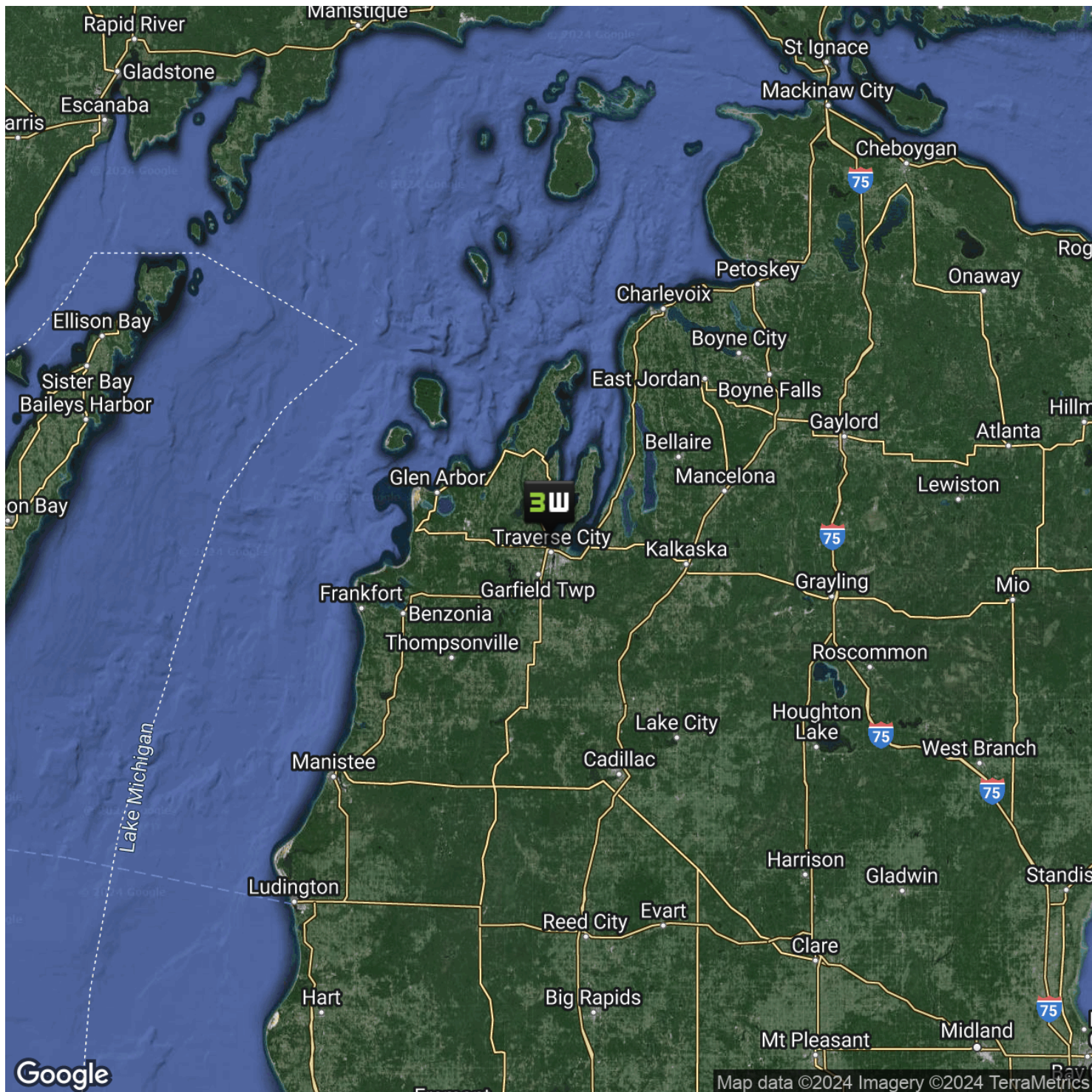


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Accolades

Traverse City
TRUE NORTH

- Greatest Midwest Town
Midwest Living
- Top 100 Best Small Towns
Livability.com
- 25 Best Small US Cities to Spend the Weekend
Thrillist
- Must See American Cities
Horizon Travel Magazine
- Top 20 Best Small Towns to Visit
Smithsonian.com
- Destination on the Rise
TripAdvisor
- Up-and-Coming Food City
Condé Nast Traveler
- 14 Best Beach Towns in America
Thrillist
- One of 5 Midwestern Small Towns to Visit Now
Fodor's
- One of Seven Top Wine Regions to Watch
Touring & Tasting
- One of America's Favorite Towns
Travel + Leisure Magazine
- America's Most Scenic Waterside Drives
Travel + Leisure Magazine
- Michigan's Three Best Beach Towns
Coastal Living
- Top 10 Things for Families to Do in Michigan
Trekaroo.com
- Top 7 Beer Destinations in North America
The Travel Channel
- One of America's five top foodie towns
Bon Appetit
- Sleeping Bear Dunes National Lakeshore: "The Most Beautiful Place in America"
Good Morning America viewers
- Top Midwest Travel Spots
TripAdvisor
- Top 10 Places to Enjoy Local Wines
USA Today
- One of 3 Emerging Beer Towns
Draft Magazine
- 25 Coolest Midwest Vacation Spots
Midwest Living
- Ten Great Boating Towns
BoatUS Magazine
- Top 10 Beach Towns in America
AOL Travel News

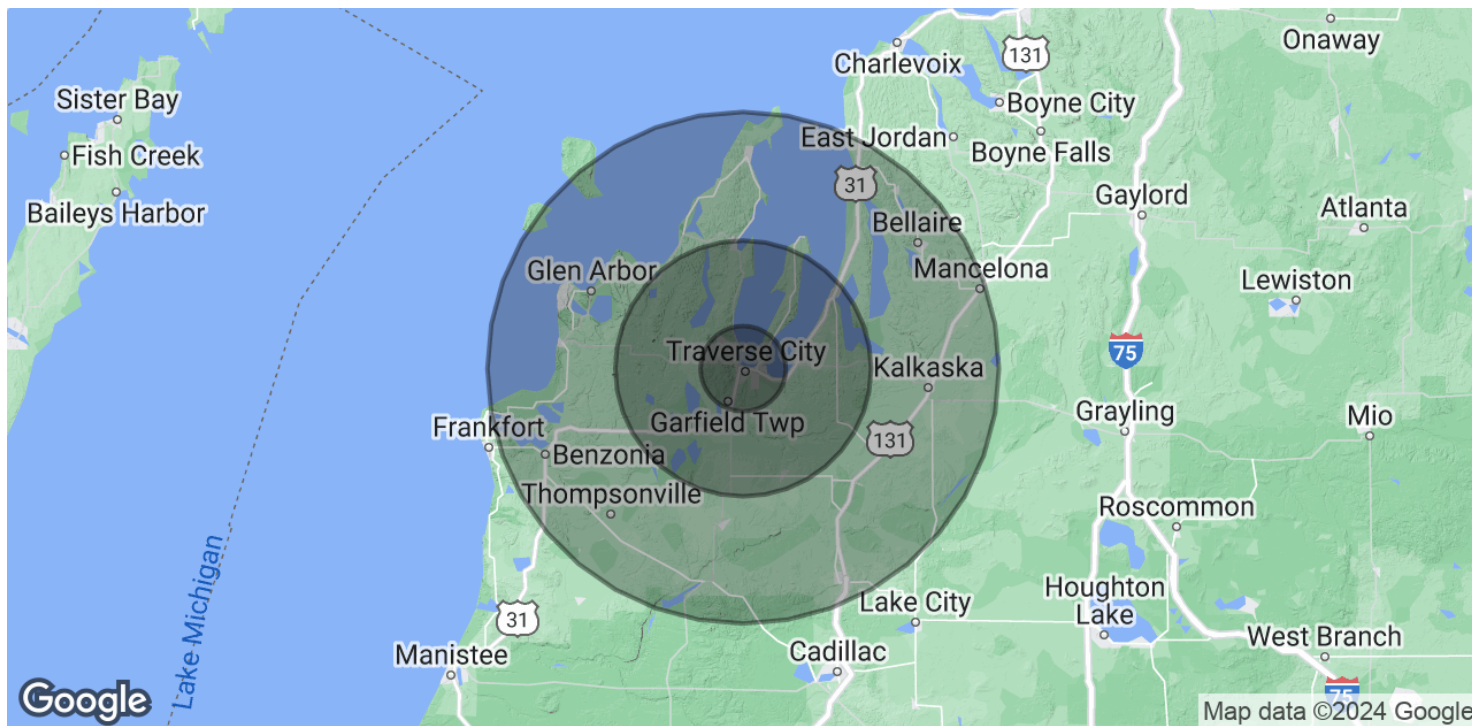
TraverseCity.com

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POPULATION

5 MILES

15 MILES

30 MILES

Total Population	39,979	107,344	172,725
Average Age	44.1	44.5	45.5
Average Age (Male)	41.5	43.1	44.2
Average Age (Female)	47.1	46.3	47.0

HOUSEHOLDS & INCOME

5 MILES

15 MILES

30 MILES

Total Households	19,781	53,126	99,095
# of Persons per HH	2.0	2.0	1.7
Average HH Income	\$72,607	\$71,963	\$57,700
Average House Value	\$266,500	\$262,148	\$246,389

* Demographic data derived from 2020 ACS - US Census

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