**SUMMARY OF SALIENT FACTS AS OF 09/11/2019**

**Property Location:** 1054 & 1060 East Front Street Traverse City, Michigan 49686

**Assessor's Parcel Numbers:**

1054 East Front Street: 28-51-558-004-00

1060 East Front Street: 28**-**51-558-002-00

**Interest Appraised:** Fee Simple Estate

**Owner of Record:**

1054 East Front Street: Casciano Development LLC

1060 East Front Street: 1060 E Front St LLC

**Zoning:** C-3 Community Center District

**Highest and Best Use:** Commercial development

**Improvements:**

Type: Restaurant – fast food

Year Built: 2001

Type of Construction: Concrete block construction

Building Area: 3,726 square feet

Condition: Average

Type: Restaurant – snack bar

Year Built: 1976 (1994 remodel)

Type of Construction: Concrete block construction

Building Area: 728 square feet

Condition: Average

**Land Area:**

28-51-558-004-00: 0.998 Acres or 43,473 Square Feet +/-

28-51-558-002-00: 0.239 Acres or 10,411 Square Feet +/-

Total: 1.237 Acres or 53,884 Square Feet +/-