



# OFFICE BUILDING FOR LEASE

## 97 Lake St

### executive summary



97 Lake St | Elk Rapids, MI 49629

AVAILABLE SF:	1,947 SF
LEASE RATE:	\$1,900.00 PER MONTH (MG)
LOT SIZE:	0.76 ACRES
YEAR BUILT:	1994
ZONING:	COMMERCIAL

#### PROPERTY OVERVIEW

Located in beautiful Elk Rapids, MI, this 1,947 SF standalone flex office building has a shop and retail/showroom area, which allows for a wide variety of uses. There is a centrally located kitchenette and bathroom which provides for a nice separation of the retail space from the shop space. One street over from Ames St but visible from the main road providing good visibility.

#### PROPERTY HIGHLIGHTS

- Good Visibility
- Flexible Uses
- Open Floor Plan

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





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**3W** THREE WEST  
COMMERCIAL





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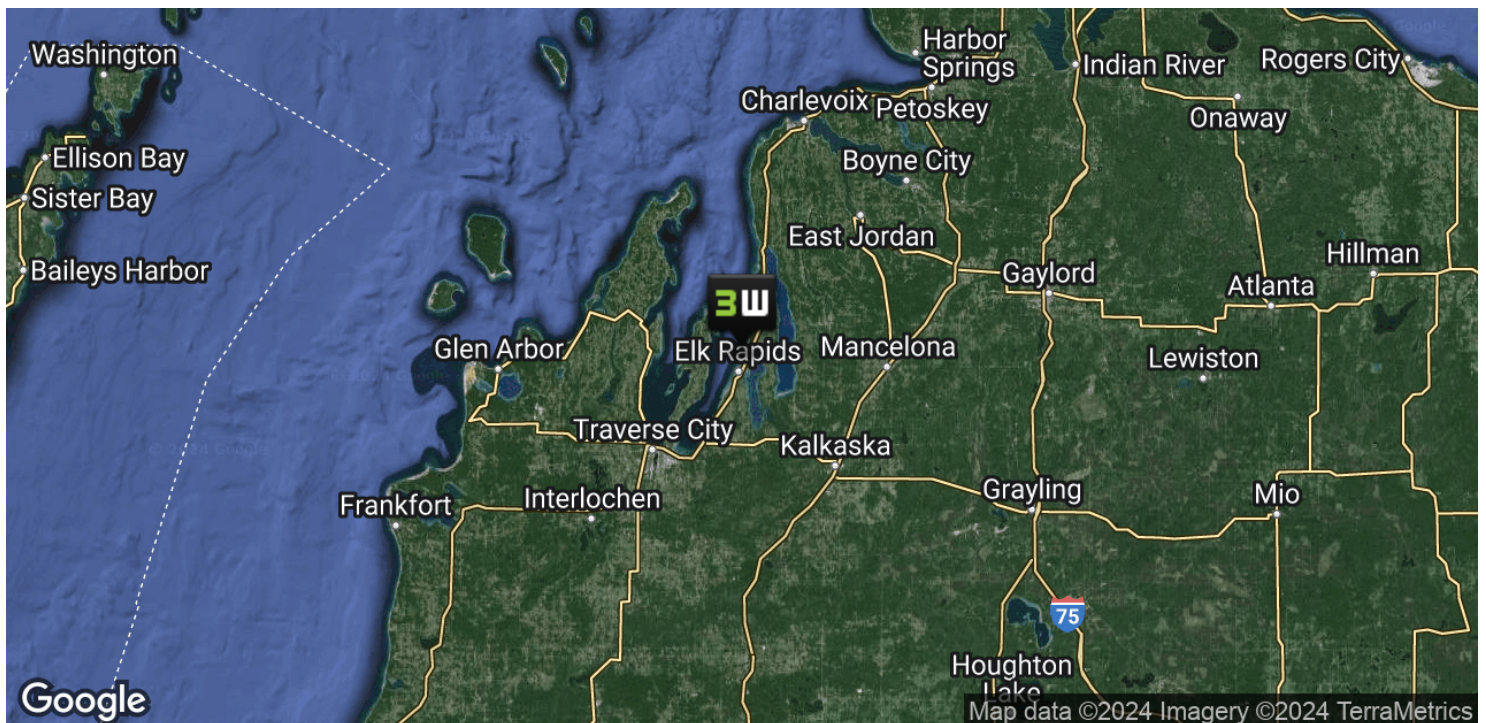
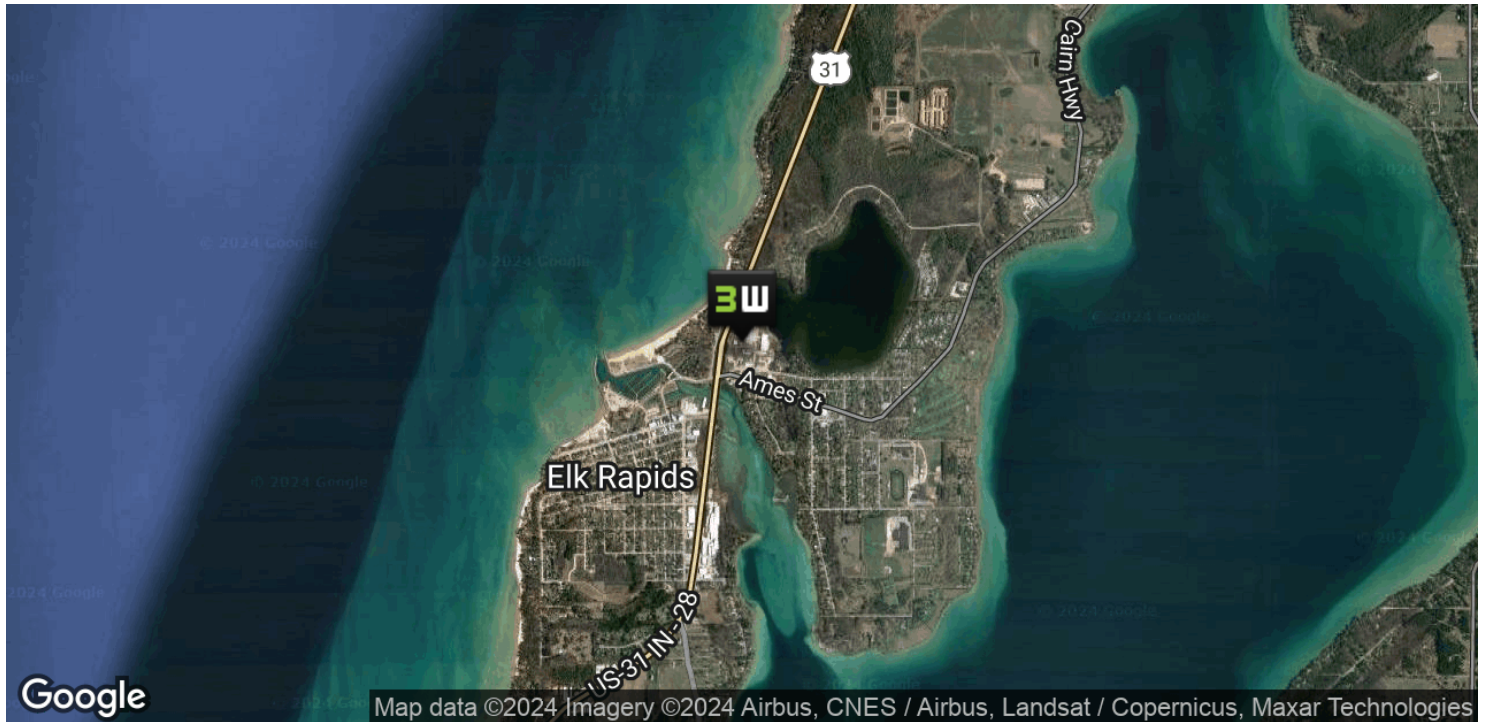
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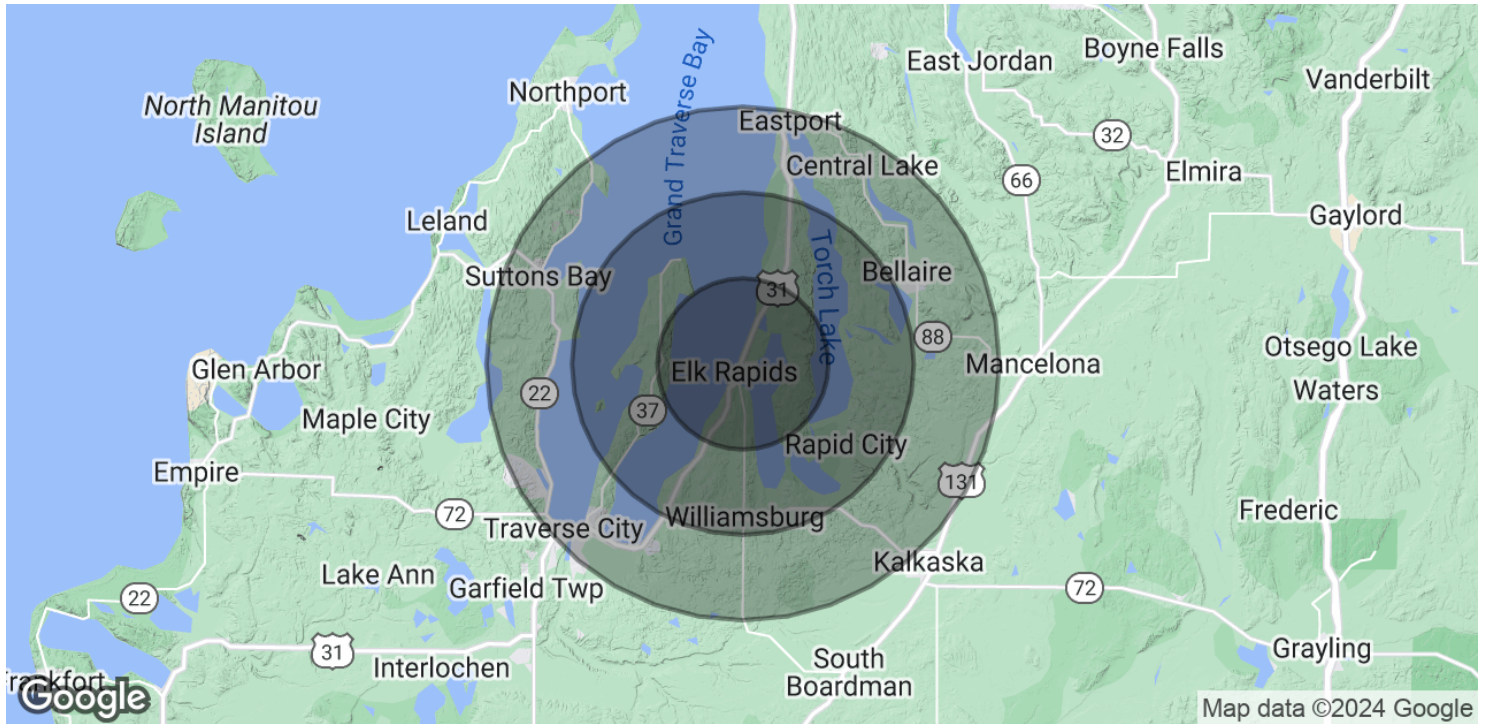
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#### POPULATION

#### 5 MILES

#### 10 MILES

#### 15 MILES

Total Population	4,982	16,399	57,215
Average Age	56.8	54.9	49.2
Average Age (Male)	56.0	54.9	48.0
Average Age (Female)	57.7	54.1	50.2

#### HOUSEHOLDS & INCOME

#### 5 MILES

#### 10 MILES

#### 15 MILES

Total Households	3,763	11,845	34,980
# of Persons per HH	1.3	1.4	1.6
Average HH Income	\$59,362	\$60,045	\$63,893
Average House Value	\$328,394	\$330,670	\$295,979

2020 American Community Survey (ACS)

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