



RETAIL PROPERTY FOR SALE

702 North Cedar Street

executive summary



702 North Cedar Street | Kalkaska, MI 49646

SALE PRICE:	\$1,350,000
LEASE RATE:	\$9/SF/YR
TAX AND INSURANCE:	\$1.04/SF/YR
LOT SIZE:	2.34 ACRES
BUILDING SIZE:	18,160 SF
YEAR BUILT:	1976
RENOVATED:	2021
ZONING:	REGIONAL COMMERCIAL

PROPERTY OVERVIEW

Great US-131 location in Village of Kalkaska near M-72 intersection. Retail area renovated in 2021. Regional Commercial zoning allows for a variety of uses including retail, restaurant, microbrewery, distillery, equipment rental, contractors, automotive, veterinary and multifamily. Allowed cannabis uses include dispensary, processing, transport and safety compliance. Large fenced yard area and plenty of power including 3 phase. Includes additional warehouse storage areas with four 14' overhead doors. On 2.3 acres with 222' of frontage. New composite roof on most of building in 2021.

PROPERTY HIGHLIGHTS

- Prominent US-131/ M72 Frontage
- Zoning Allows for a Variety of Uses
- Renovated in 2021

BILL SOMERVILLE | Associate | Commercial Realtor | 231.929.2955 | bsomerville@threewest.com



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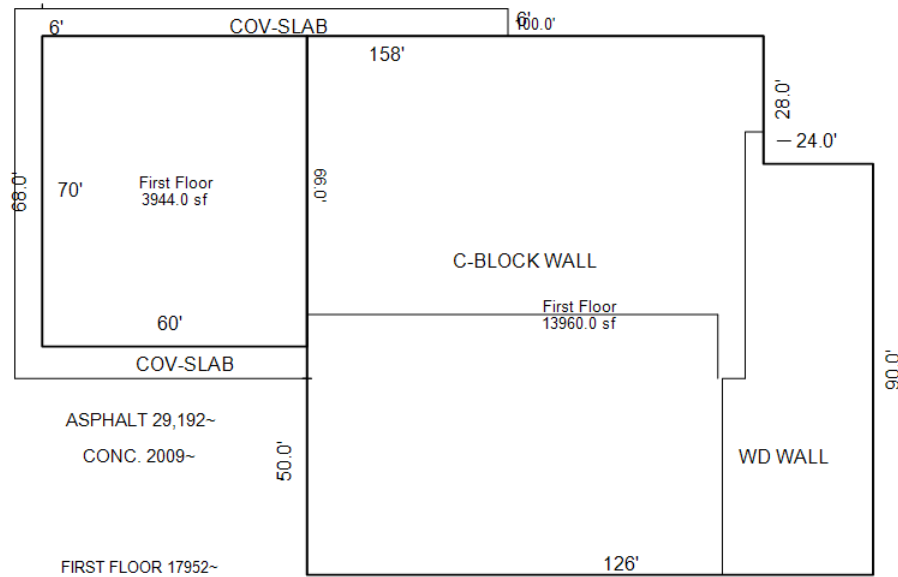


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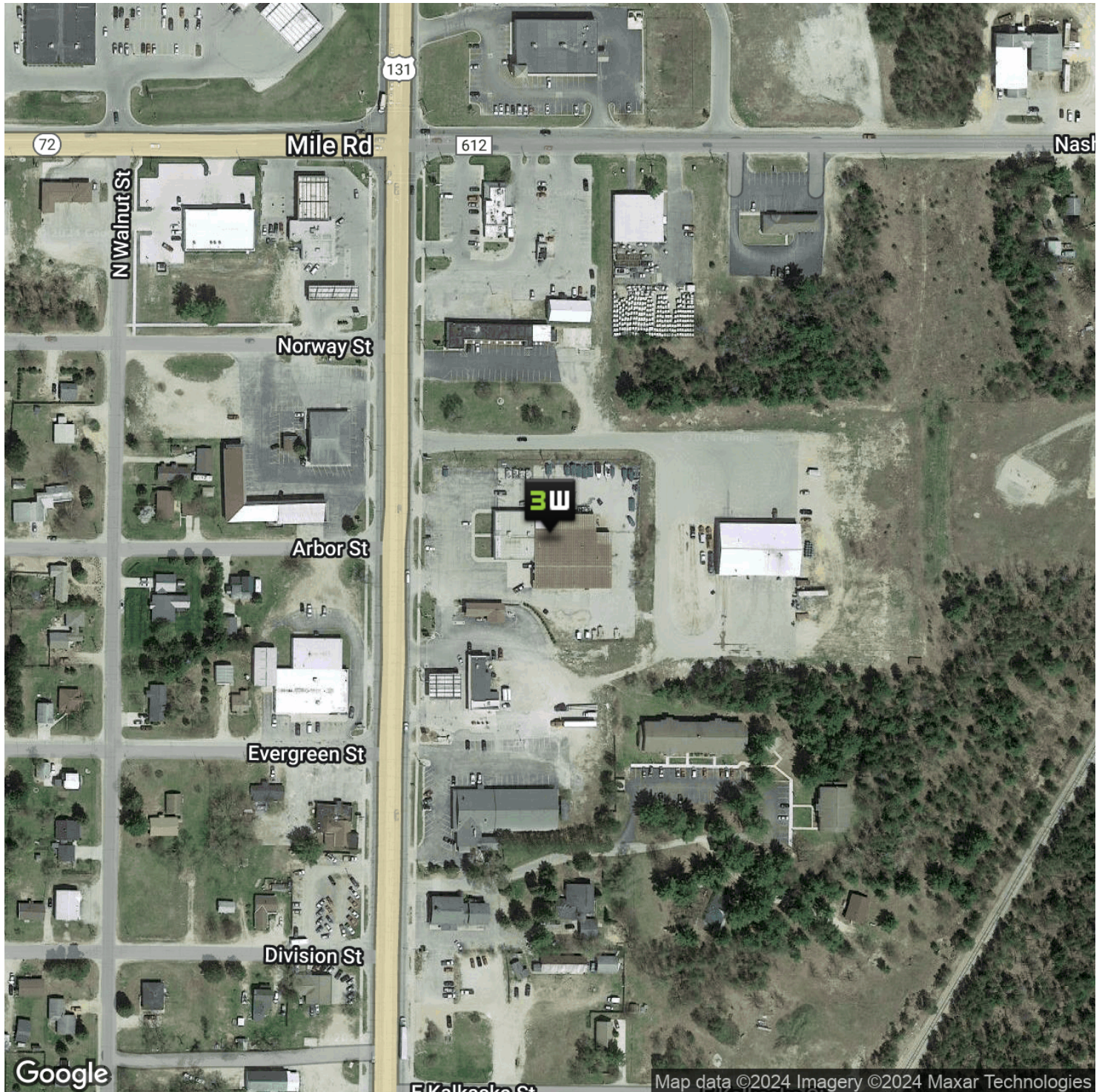


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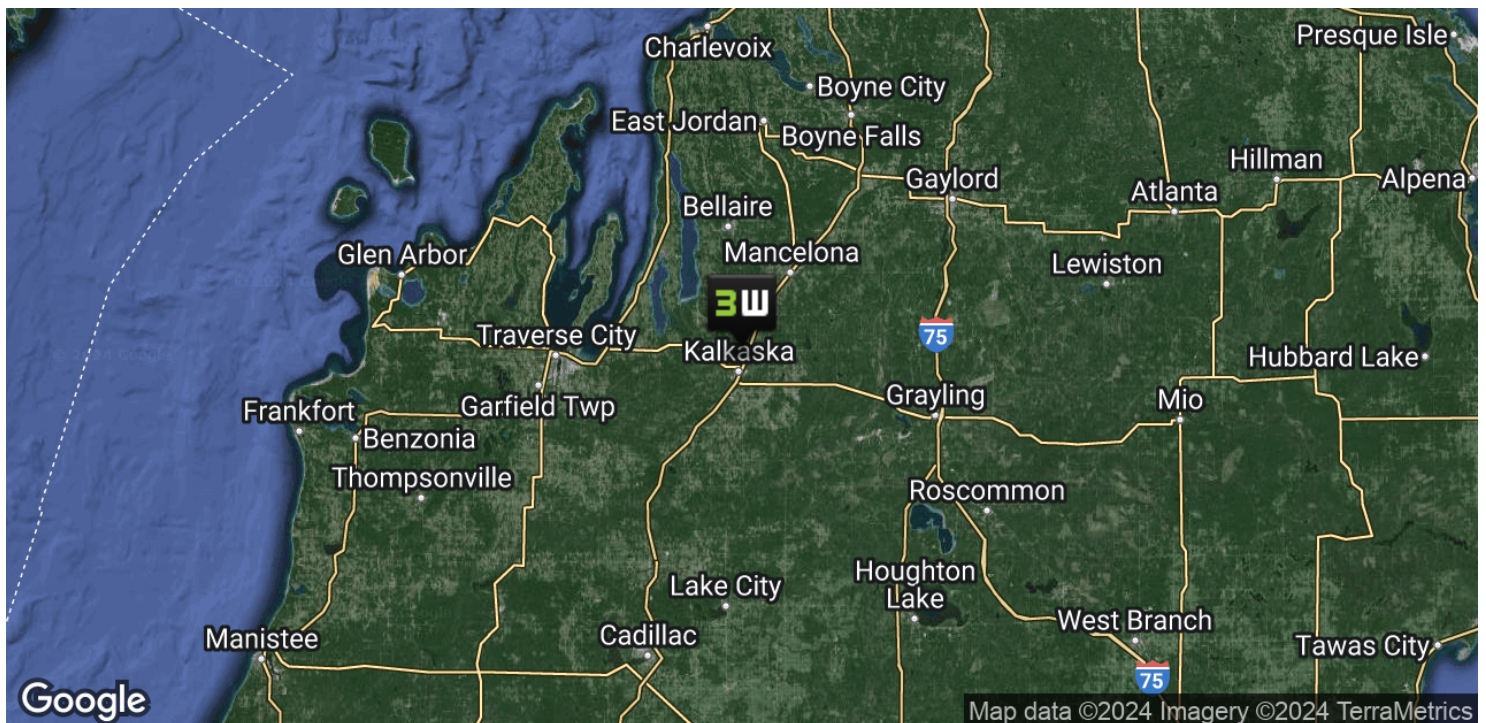


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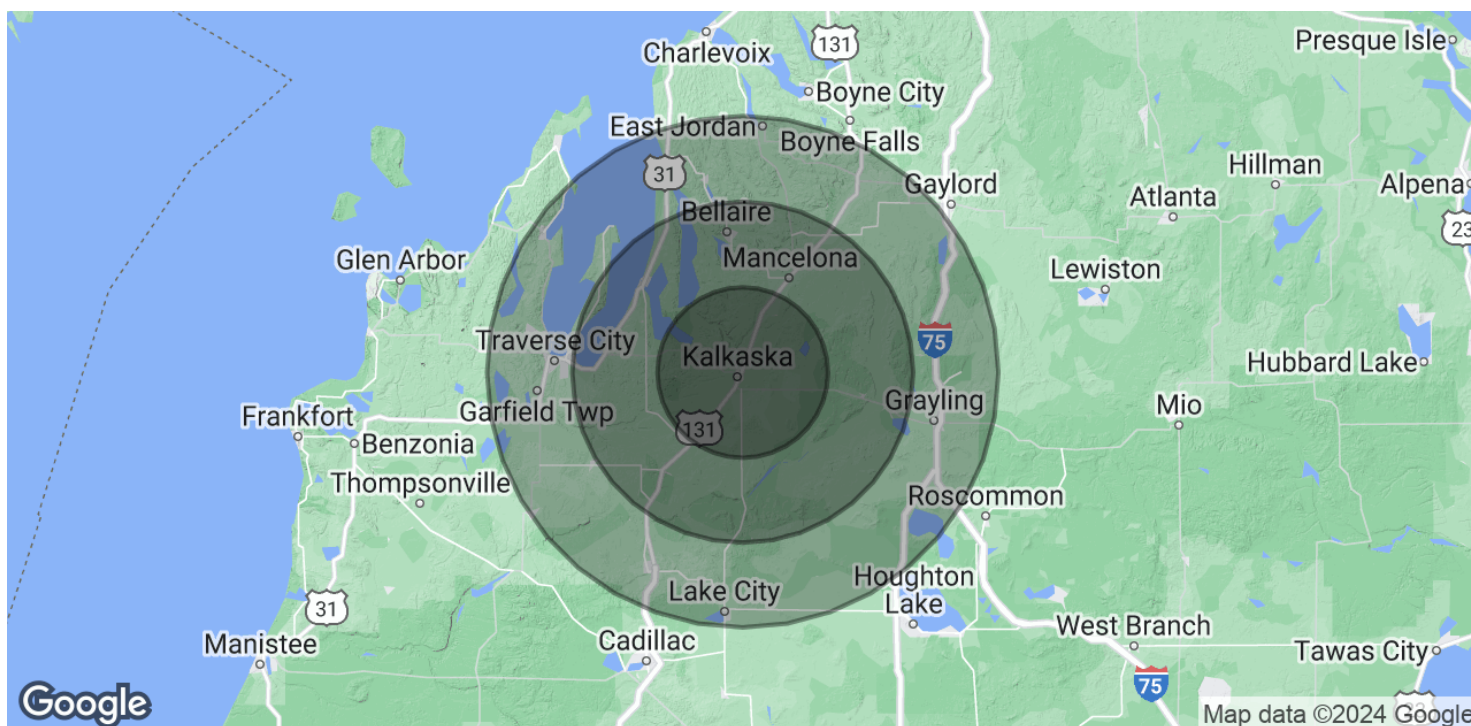


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POPULATION

10 MILES

20 MILES

30 MILES

Total Population	14,375	64,094	176,035
Average Age	43.1	46.8	45.5
Average Age (Male)	42.6	45.8	44.3
Average Age (Female)	43.6	47.9	46.7

HOUSEHOLDS & INCOME

10 MILES

20 MILES

30 MILES

Total Households	8,566	40,826	105,145
# of Persons per HH	1.7	1.6	1.7
Average HH Income	\$40,892	\$51,418	\$53,712
Average House Value	\$145,953	\$212,494	\$215,159

2020 American Community Survey (ACS)

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