



OFFICE BUILDING FOR SALE

333 W Grandview Pkwy, Unit 3B - Ste 202

executive summary



Traverse City, MI 49684

SALE PRICE:	\$770,000
LOT SIZE:	1.65 ACRES
SUITE SIZE:	2,200 SF
YEAR BUILT:	2002
RENOVATED:	2017
ZONING:	D-3

PROPERTY OVERVIEW

Here is a unique 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 unit is uniquely designed with unobstructed views of the water with a private balcony. 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 owner, tenants and customers.

The sale includes 1 condominium unit (Unit 3B to be created) which is located on the 2nd Floor with 3 other professional office suites. The total size of the Unit will be approximately 2,200 SF. The space can be converted to a Residential Use with Condominium Association Approval. Sale is subject to revision and amendment of the Condominium documents and associated Exhibit B drawings. Use exclusions for Financial Institutions.

PROPERTY HIGHLIGHTS

- Class A Professional Mixed-Use Building
- 2nd Floor Unit
- Unobstructed views of West Grand Traverse Bay

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



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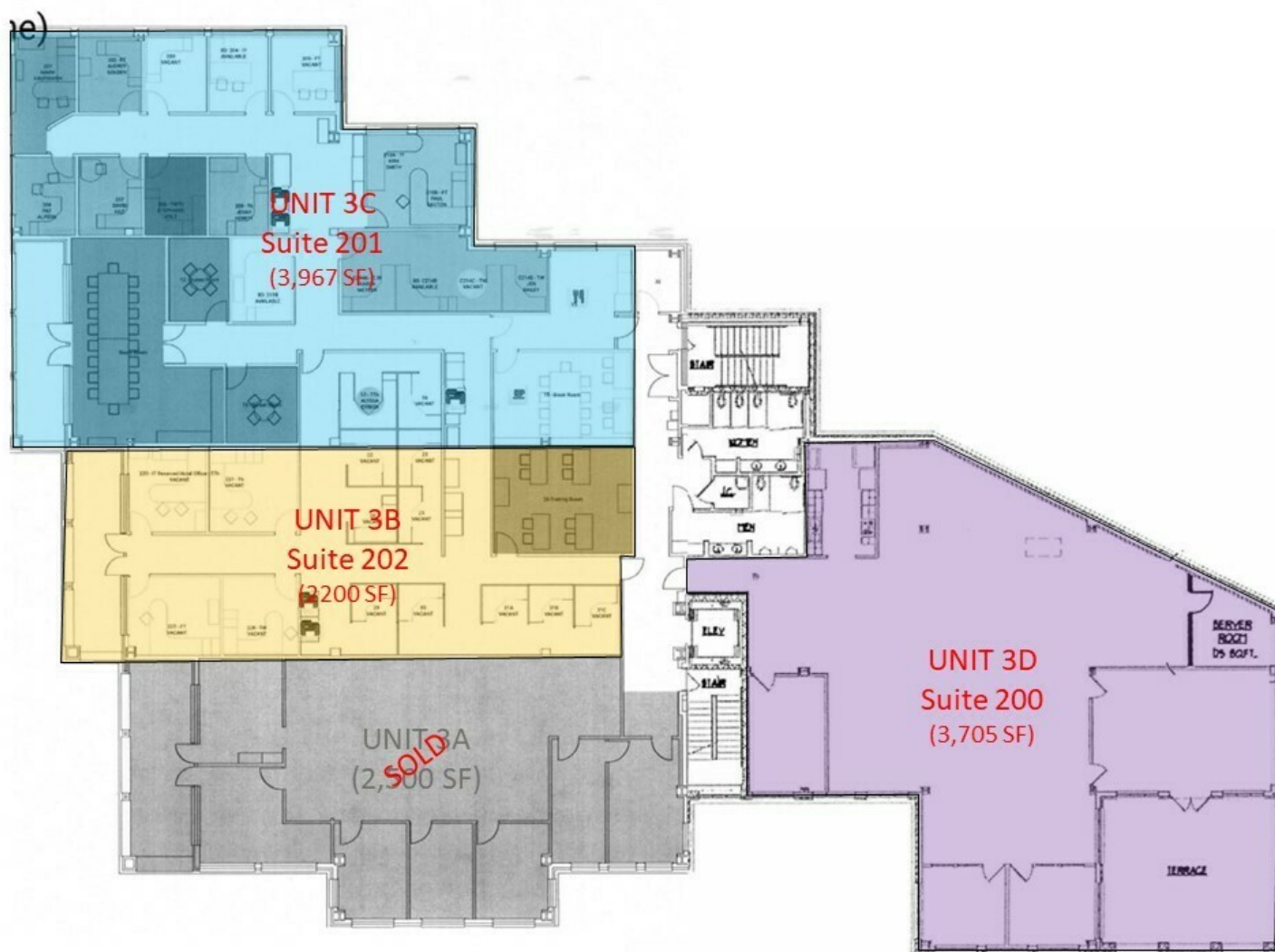


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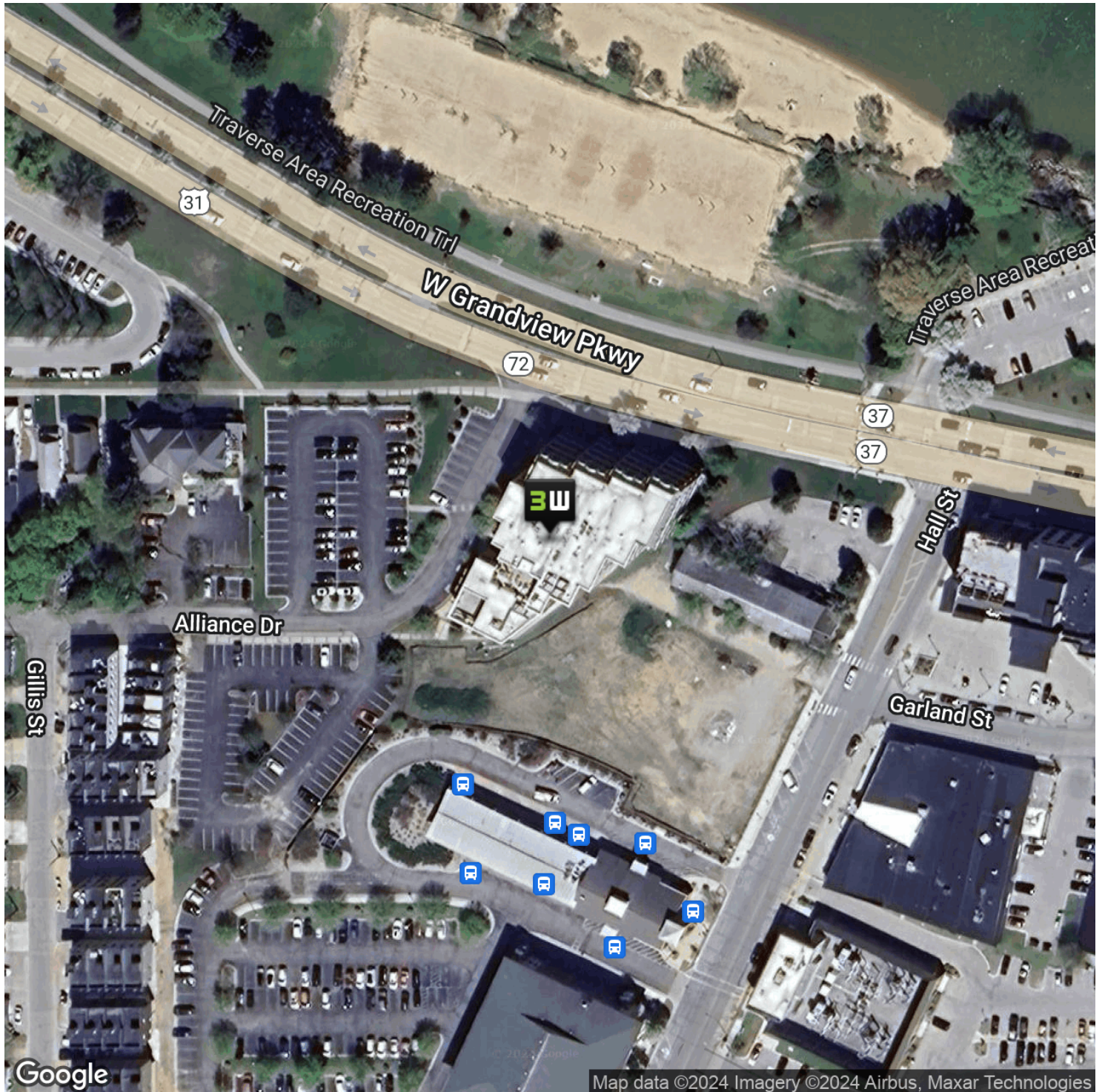


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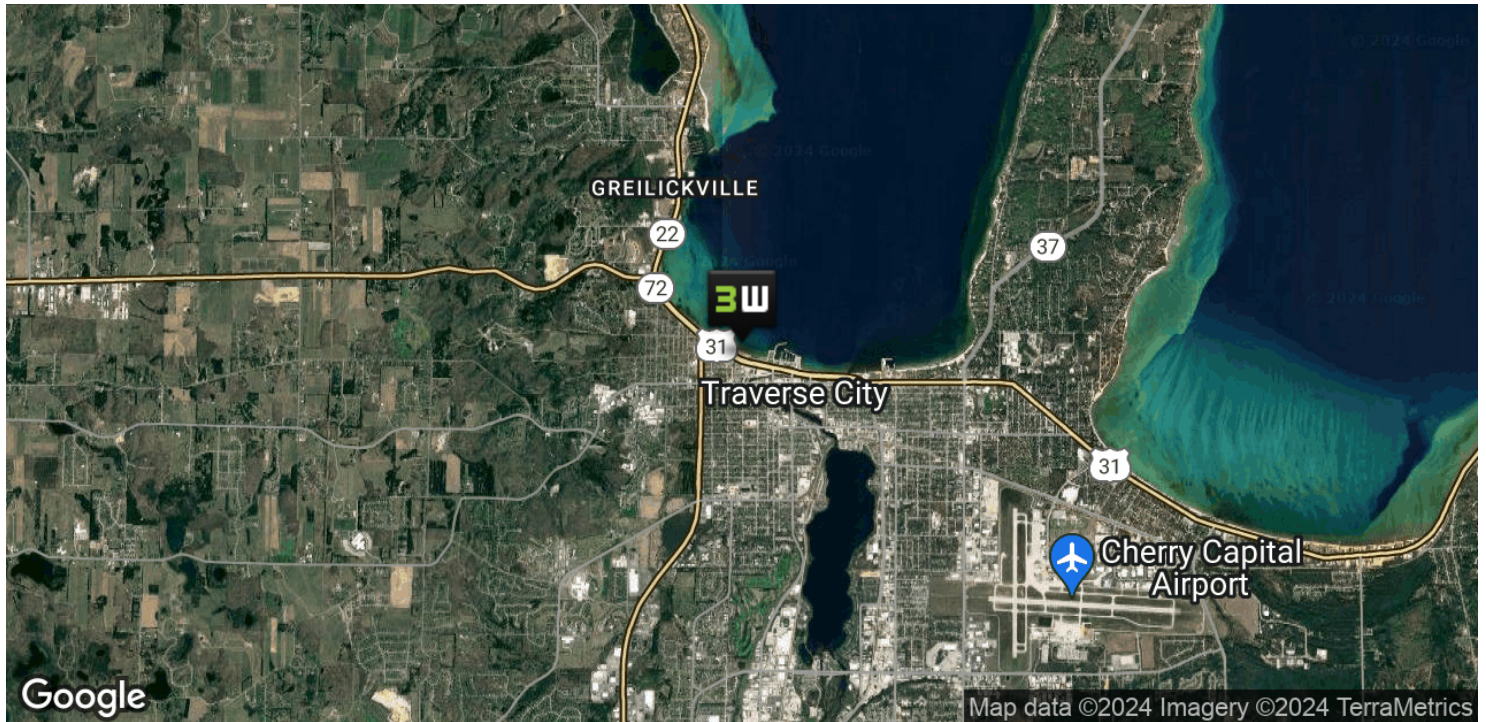


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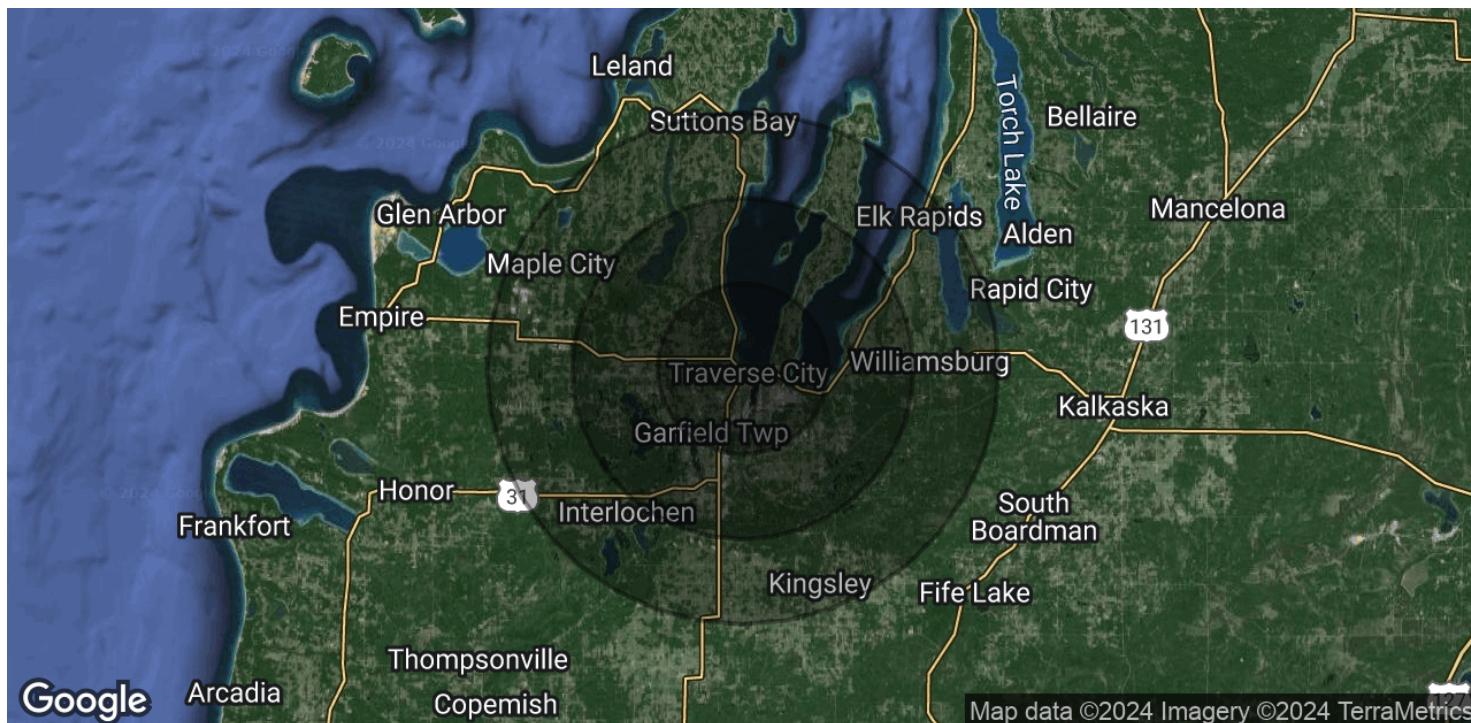


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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	43,913	84,414	130,278
Average Age	45	44	45
Average Age (Male)	43	43	44
Average Age (Female)	47	46	46

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	20,301	36,306	54,934
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$86,312	\$91,336	\$92,648
Average House Value	\$421,194	\$422,223	\$414,105

Demographics data derived from AlphaMap

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