



OFFICE BUILDING FOR SALE

333 W Grandview Pkwy, Unit 3C - Suite 201

executive summary



Traverse City, MI 49684

SALE PRICE:	\$1,650,000
LOT SIZE:	1.65 ACRES
BUILDING SIZE:	3,967 SF
BUILDING CLASS:	A
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 building's owner, tenants, and customers.

The sale includes 1 condominium unit (Unit 3C to be created) which is located in the northeast corner of the 2nd Floor with two sides of windows providing an abundance of natural light. The total size of the Unit will be approximately 3,967 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.

PROPERTY HIGHLIGHTS

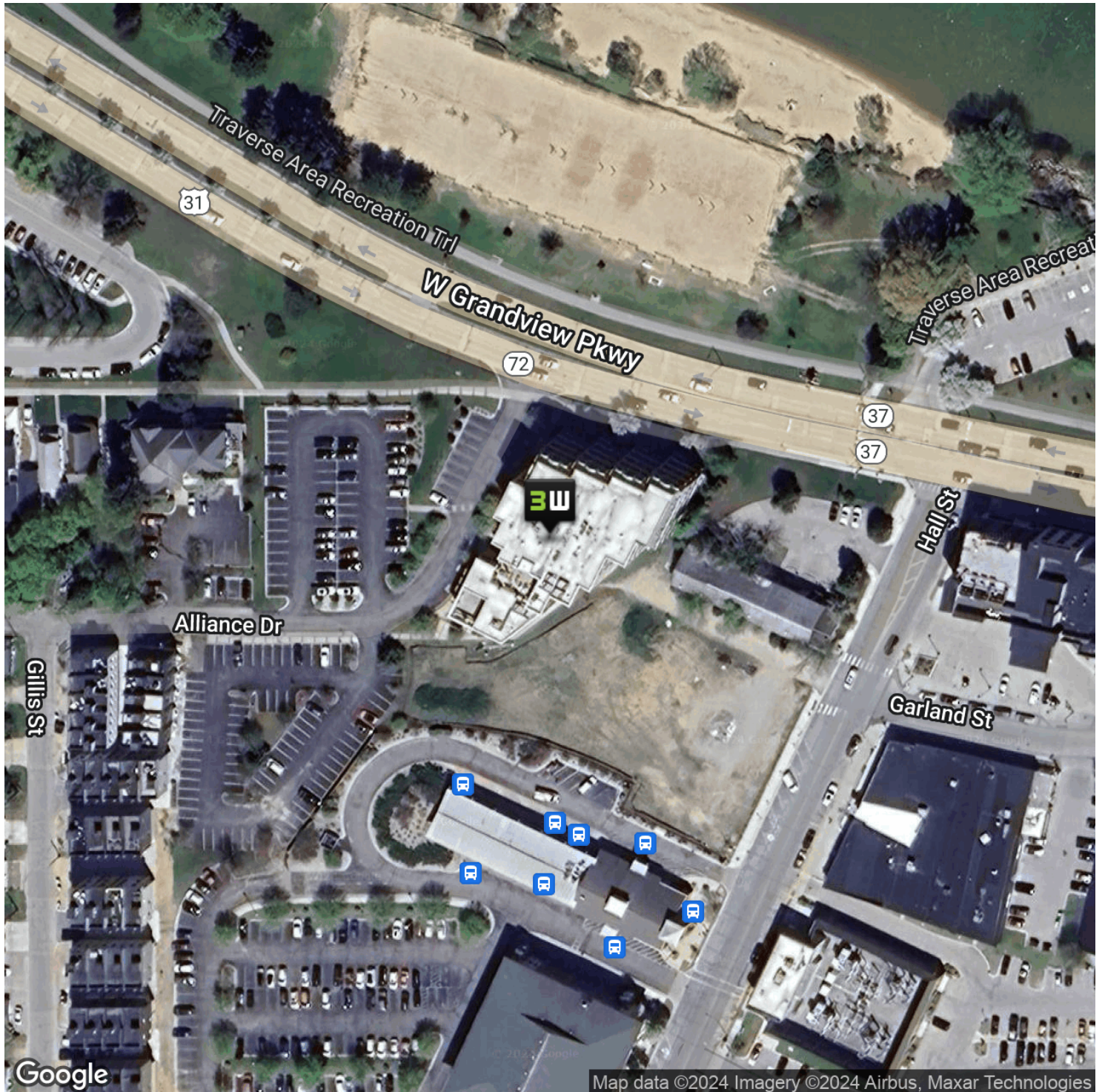
- Class A Professional Mixed-Use Building
- End Unit on 2nd Floor
- Unobstructed views of West Grand Traverse Bay

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



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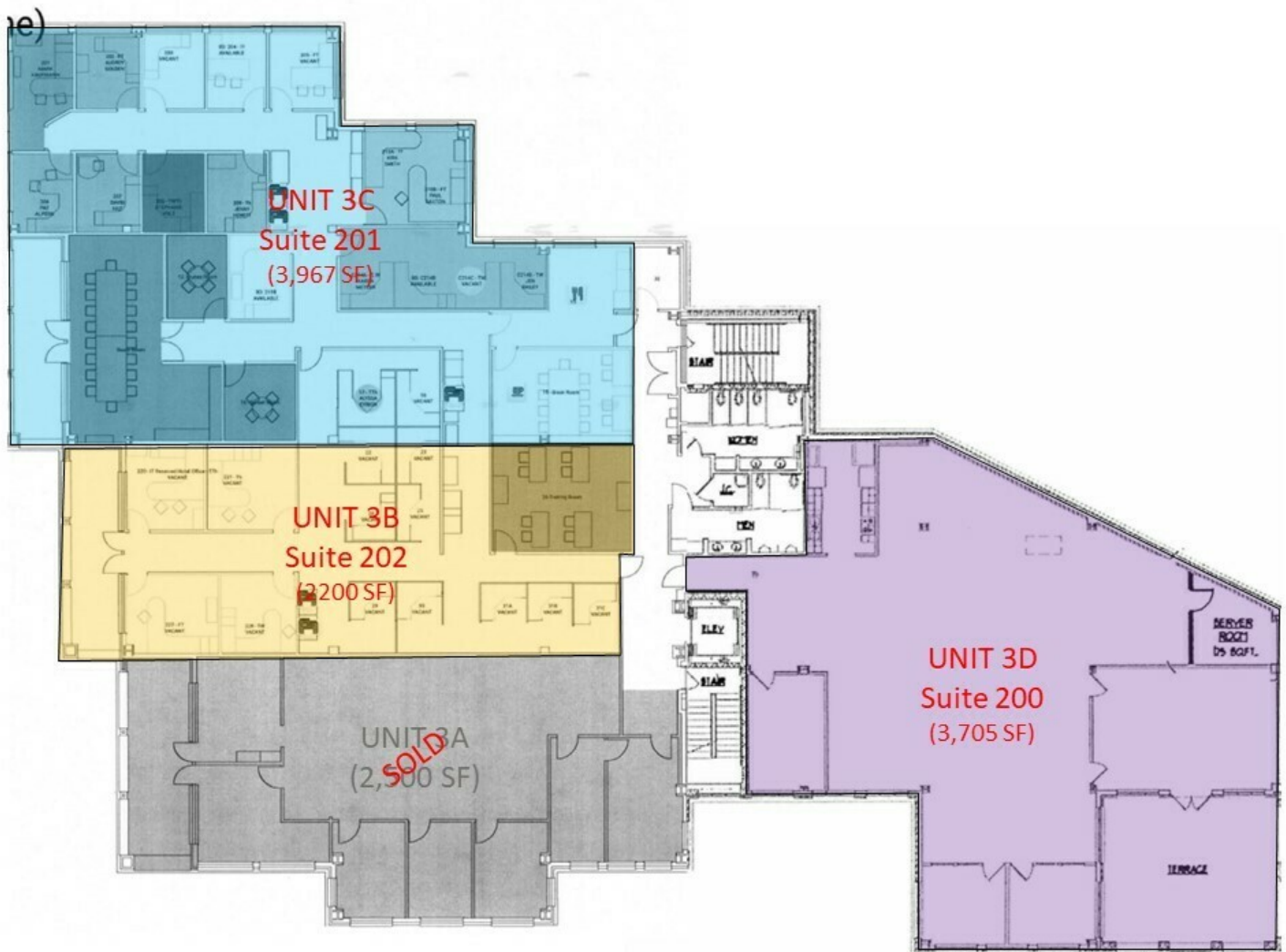


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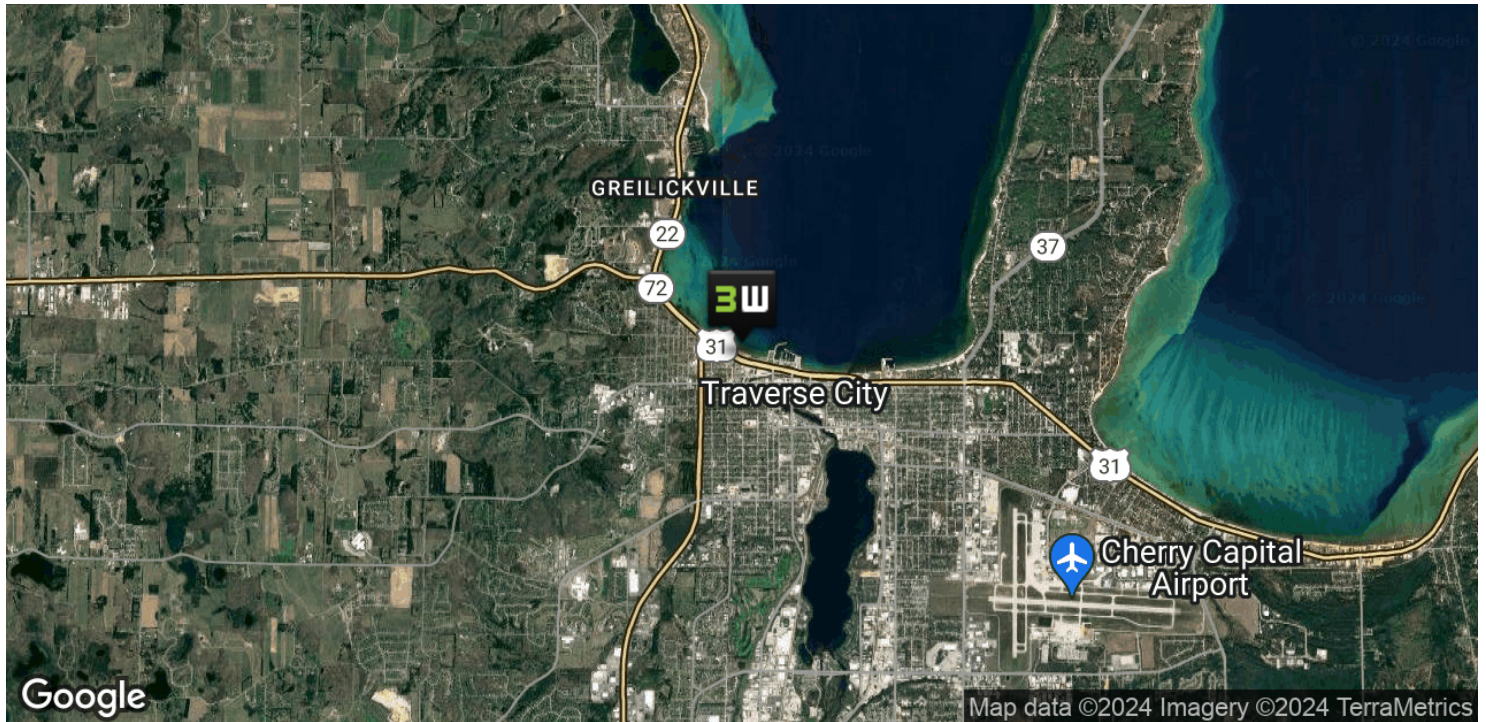


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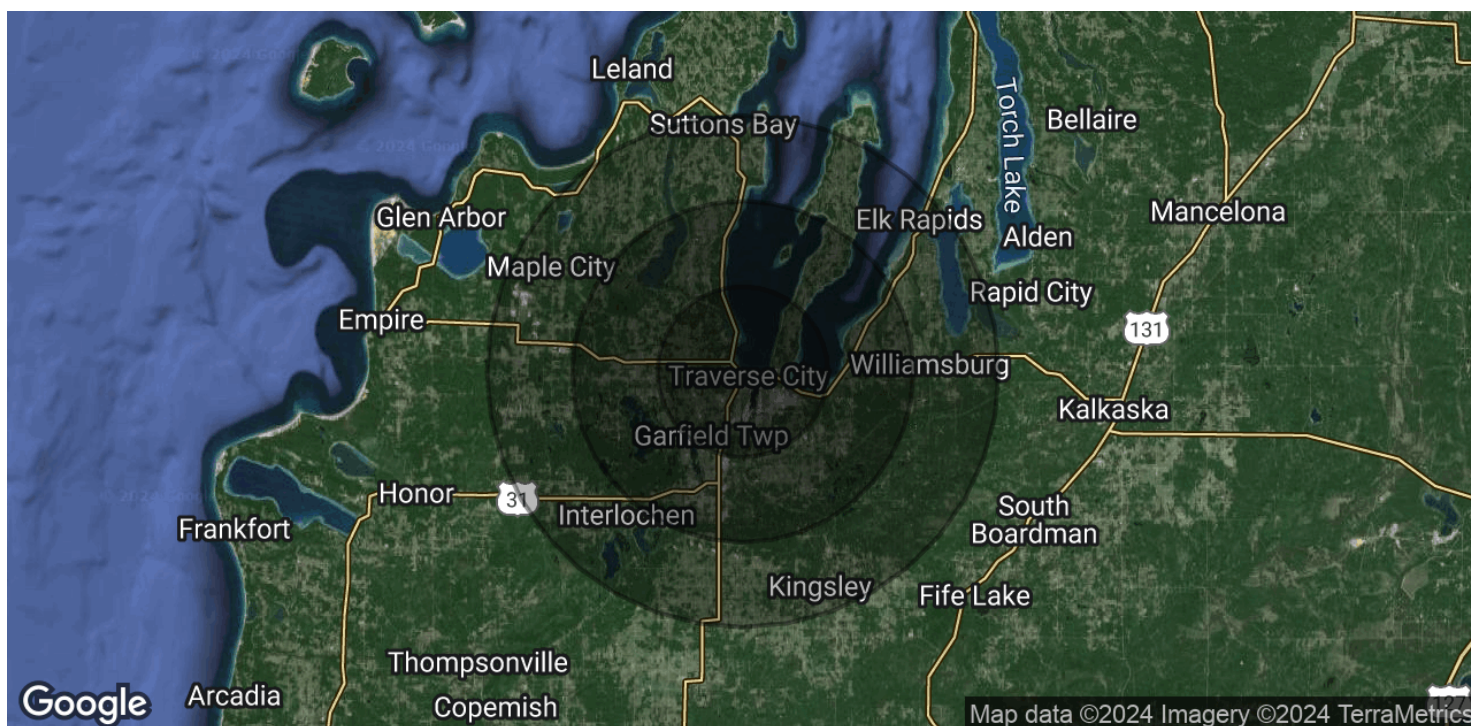


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POPULATION

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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