



912 W Front St | Traverse City, MI 49684

SALE PRICE:	\$2,575,000
LOT SIZE:	0.1 ACRES
BUILDING SIZE:	6,969 SF
YEAR BUILT:	2020

PROPERTY OVERVIEW

Built in 2020, is a remarkable 6,969 SF mixed use building currently for sale in the charming Slabtown neighborhood. This unique property combines a well-established street level liquor store business (4,000 SF) and two luxury 2-bed, 2-bath short-term rentals on the second floor, each approximately 1,300 SF. Seller is open to selling the upper and lower levels separately. These immaculate living spaces feature all the modern amenities, including spacious covered patios that offer residents a peaceful escape. It is surrounded by a lively mix of businesses, including Slabtown Burger, Loco Boys Brew Pub, a pizzeria and other shopping opportunities. Within three blocks you will find The Commons, Tart Trail and West End Beach on Grand Traverse Bay. This is a fantastic investment opportunity to operate a local business and own income producing real estate, all in a live-work scenario.

PROPERTY HIGHLIGHTS

- Close proximity to downtown Traverse City
- Licensed Short-Term Rentals
- Turnkey business opportunity

DAVID COONROD | Associate | Commercial Realtor | 231.929.2955 | dcoonrod@threewest.com



RETAIL PROPERTY FOR SALE

912 W Front St

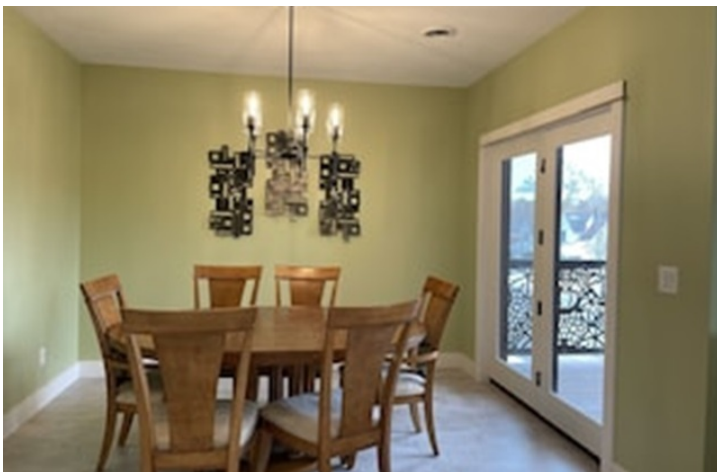


DAVID COONROD // Associate | Commercial Realtor // 231.929.2955 // dcoonrod@threewest.com



RETAIL PROPERTY FOR SALE

912 W Front St



DAVID COONROD // Associate | Commercial Realtor // 231.929.2955 // dcoonrod@threewest.com

www.threewest.com

**3W THREE WEST
COMMERCIAL**



RETAIL PROPERTY FOR SALE

912 W Front St



DAVID COONROD // Associate | Commercial Realtor // 231.929.2955 // dcoonrod@threewest.com

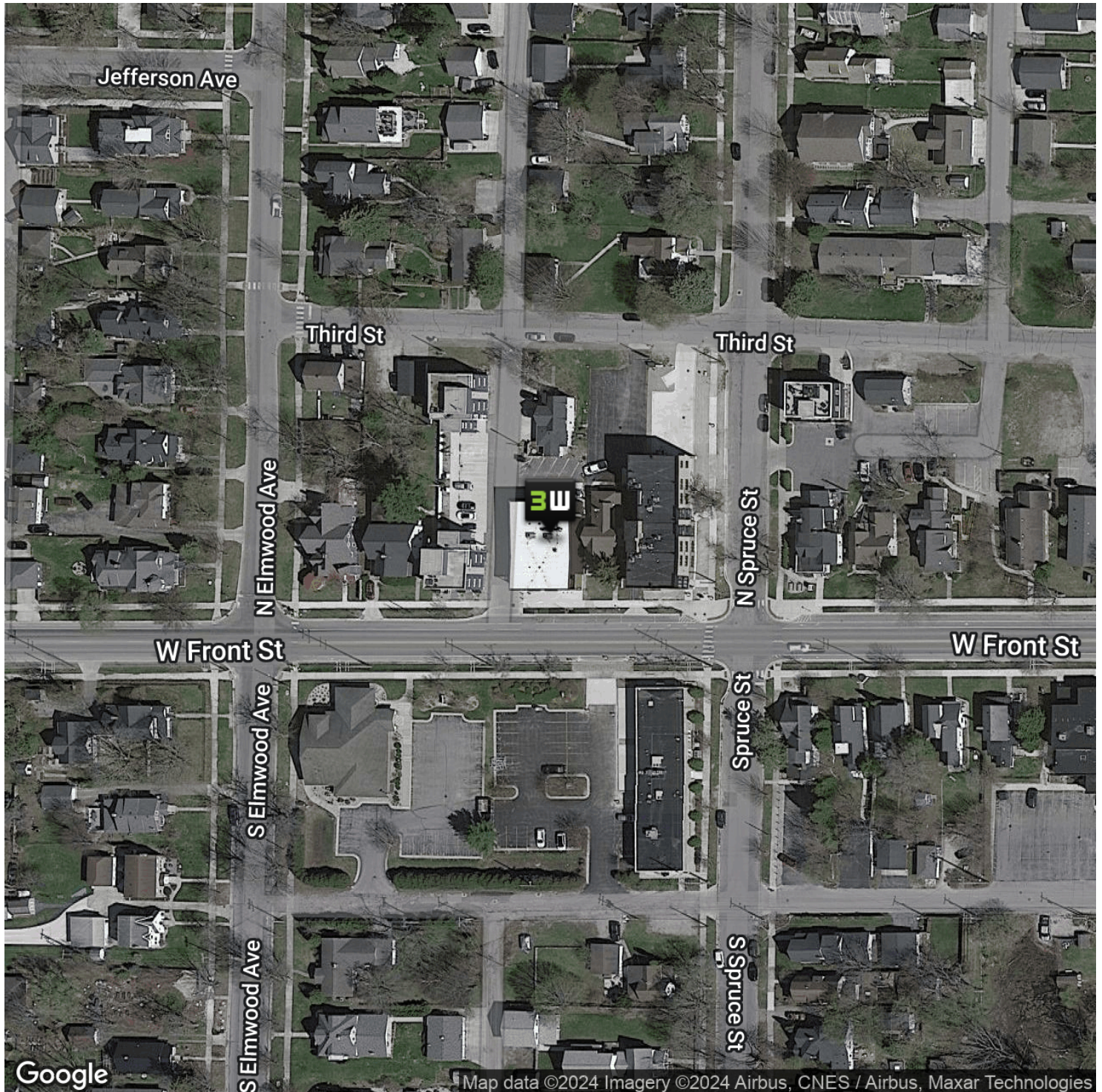
www.threewest.com

3W THREE WEST
COMMERCIAL



RETAIL PROPERTY FOR SALE

912 W Front St



DAVID COONROD // Associate | Commercial Realtor // 231.929.2955 // dcoonrod@threewest.com

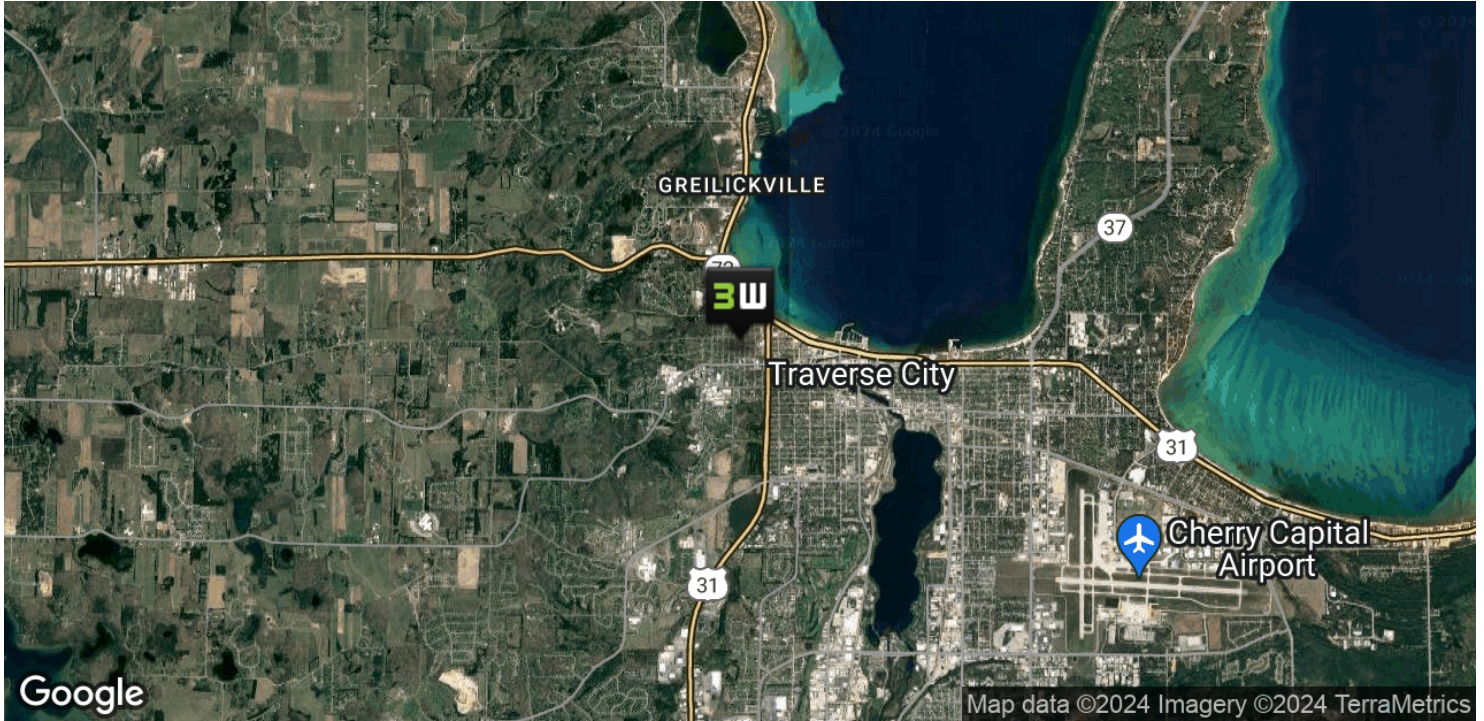
www.threewest.com

**3W THREE WEST
COMMERCIAL**



RETAIL PROPERTY FOR SALE

912 W Front St



DAVID COONROD // Associate | Commercial Realtor // 231.929.2955 // dcoonrod@threewest.com

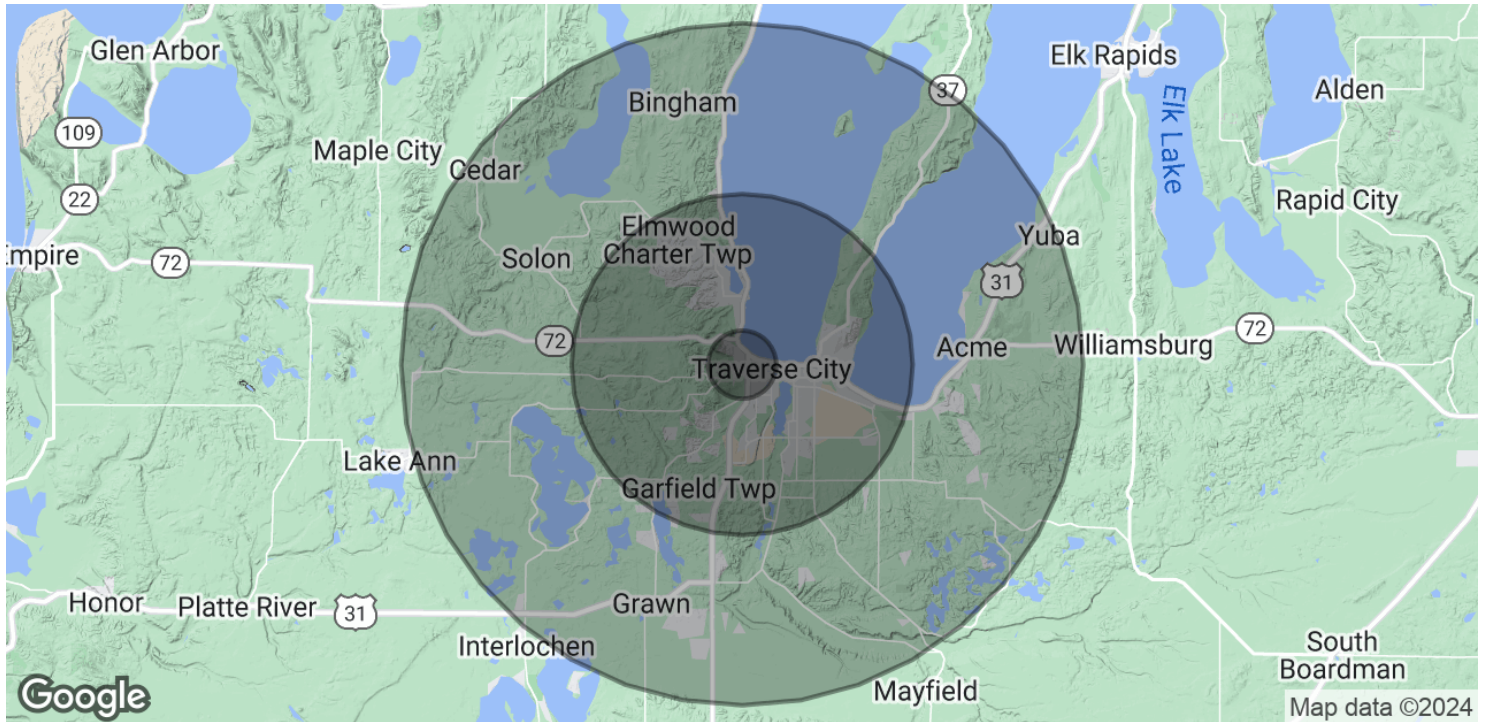
www.threewest.com

3W THREE WEST
COMMERCIAL



RETAIL PROPERTY FOR SALE

912 W Front St



POPULATION

1 MILE

5 MILES

10 MILES

Total Population	4,442	40,869	79,358
Average Age	45.7	43.8	43.7
Average Age (Male)	44.9	41.2	42.1
Average Age (Female)	46.5	47.0	45.7

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total Households	2,147	20,090	37,762
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$95,564	\$72,562	\$74,080
Average House Value	\$418,768	\$263,730	\$258,734

* Demographic data derived from 2020 ACS - US Census

DAVID COONROD // Associate | Commercial Realtor // 231.929.2955 // dcoonrod@threewest.com