



HISTORIC DOWNTOWN BUILDING FOR SALE

121 E Front St

For Sale | \$3,975,000



Google Earth

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121 E Front St | Traverse City, MI 49684

**Kevin Endres, PE, SIOR, CCIM**

Owner | Broker

231.929.2955

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**3W THREE WEST  
COMMERCIAL**





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<b>SALE PRICE:</b>	\$3,975,000
<b>LOT SIZE:</b>	0.21 ACRES
<b>BUILDING SIZE:</b>	23,983 SF LEASEABLE SF
<b>YEAR BUILT:</b>	1930
<b>ZONING:</b>	C4B
<b>MARKET:</b>	DOWNTOWN
<b>GROSS ANN. INCOME:</b>	\$229,000
<b>TRAFFIC COUNT:</b>	8,500

### PROPERTY OVERVIEW

121 E Front Street, commonly known as the Front Row Centre building, is located in the heart of beautiful downtown Traverse City, MI. Front Row Centre is one of downtown's largest buildings with views of Front Street, the Boardman River and West Grand Traverse Bay. Historically the building was a movie theater and then remodeled into the current mixed use retail and office building. The building consists of 4 floors and a basement, a beautiful atrium with multi-story windows overlooking the water. The building currently produces a gross income of approx. \$229,000 but the opportunities and potential for this large piece of Traverse City are endless.

### PROPERTY HIGHLIGHTS

- Excellent Downtown Location
- Prominent Building & Landmark Downtown
- Views of Front St, Boardman River & West Grand Traverse Bay
- Potential redevelopment into Multi-family or Boutique Hotel

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## 121 E Front St

Sale Price

**\$3,975,000**

### PROPERTY INFORMATION

Property Type	Historic Downtown
Property Subtype	Office Building
Zoning	C4b
Lot Size	0.21 Acres
APN #	28-51-798-196-00
Lot Frontage	62 ft
Lot Depth	149 ft
Corner Property	No
Traffic Count	8500
Traffic Count Street	E Front St
Traffic Count Frontage	62
Waterfront	No

### PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	0

### UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Number of Elevators	1
Number of Escalators	0
Central HVAC	Yes
Gas / Propane	Yes

### LOCATION INFORMATION

Building Name	Front Row Center
Street Address	121 E Front St
City, State, Zip	Traverse City, MI 49684
County	Grand Traverse
Market	Downtown
Sub-market	Front Street
Township	City of Traverse City
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Airport	Cherry Capital

### BUILDING INFORMATION

Building Size	23,983 SF
Building Class	B
Tenancy	Multiple
Number of Floors	4
Year Built	1930
Construction Status	Existing
Framing	Block/Brick
Condition	Good

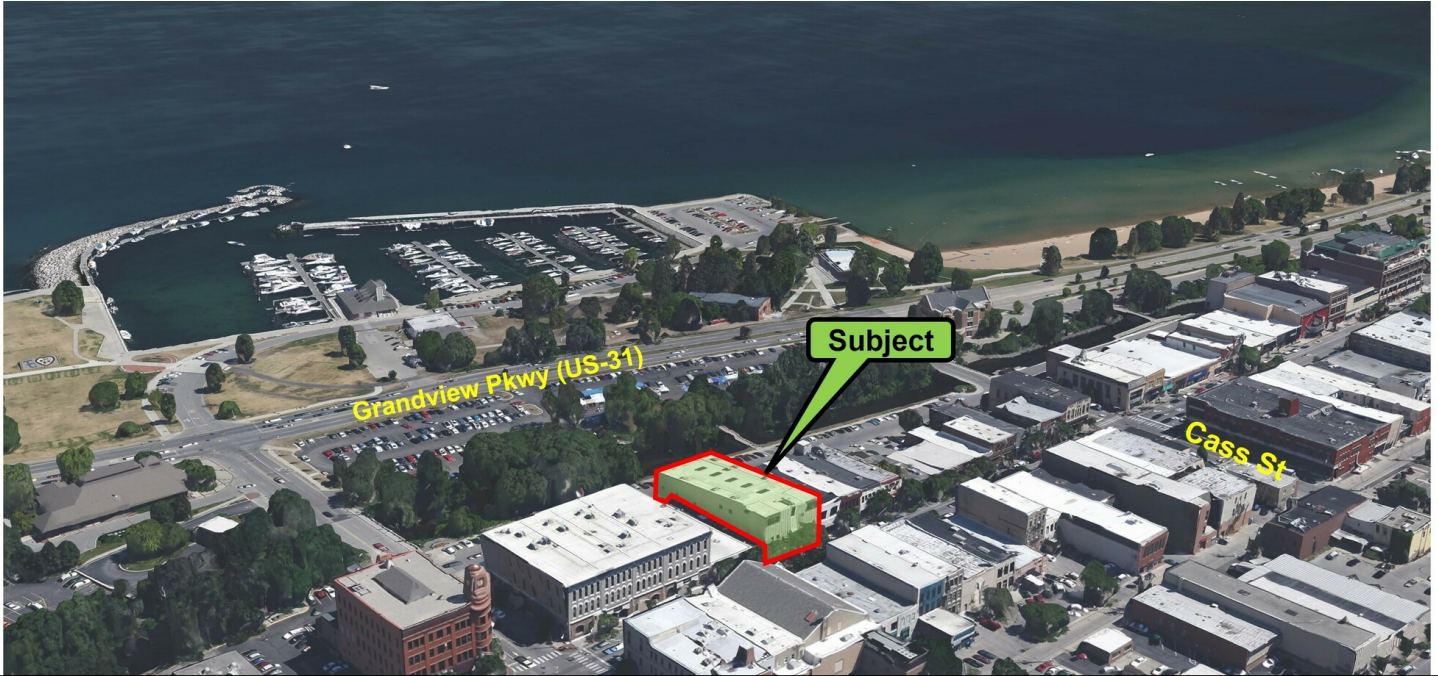
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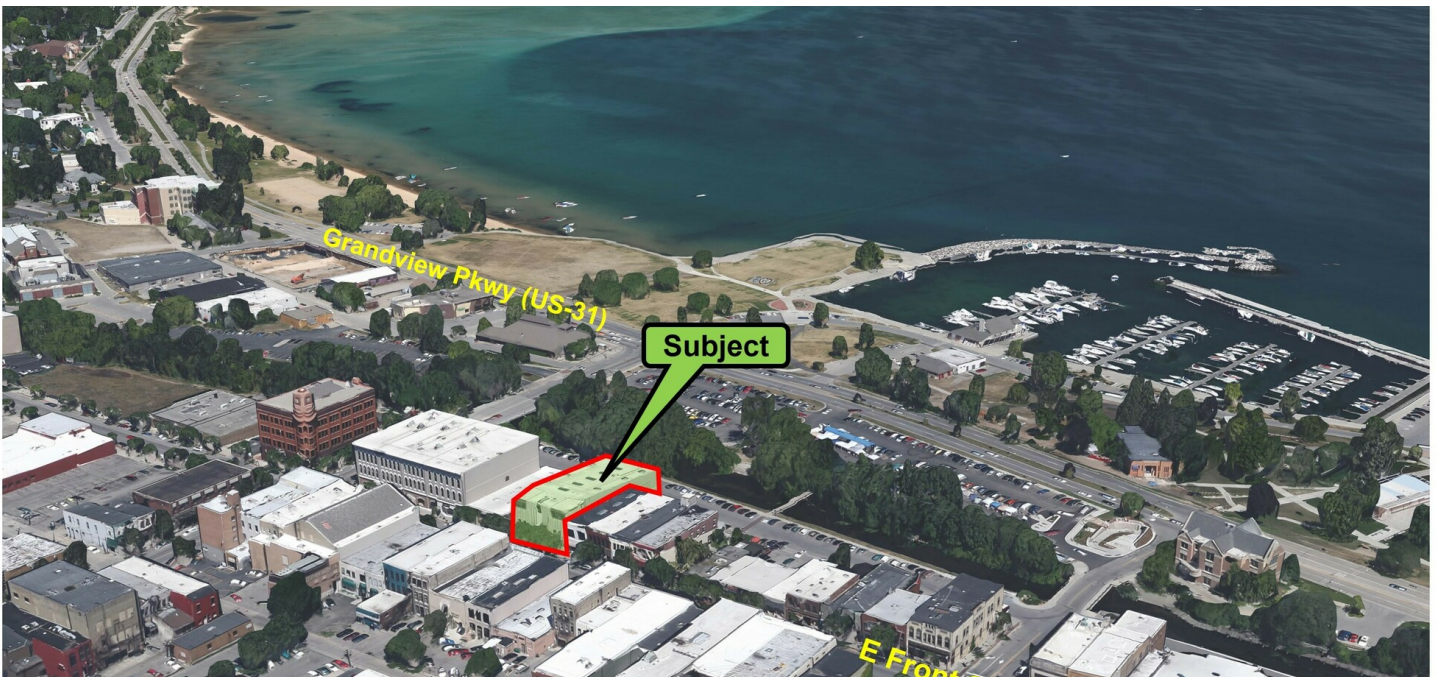


HISTORIC DOWNTOWN BUILDING FOR SALE

121 E Front St



Looking NE



Looking NW

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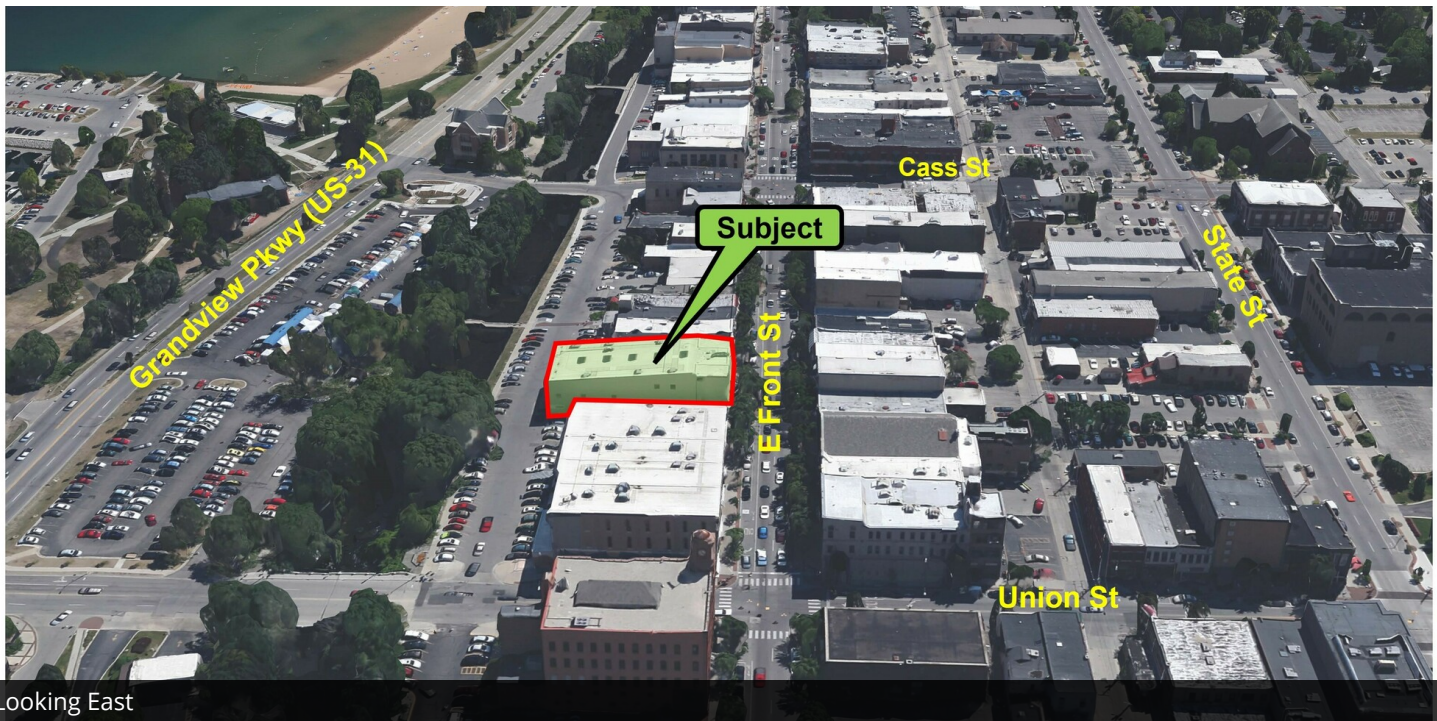


HISTORIC DOWNTOWN BUILDING FOR SALE

121 E Front St



Looking South



Looking East

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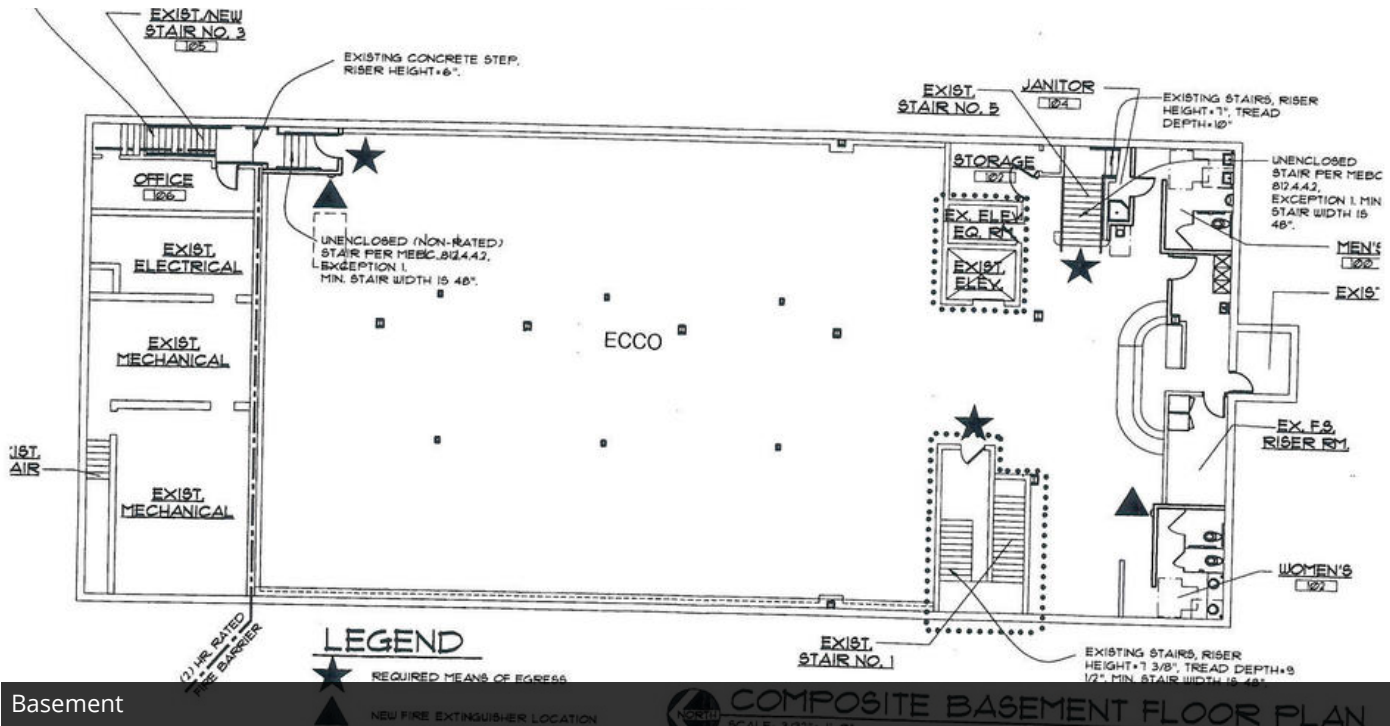


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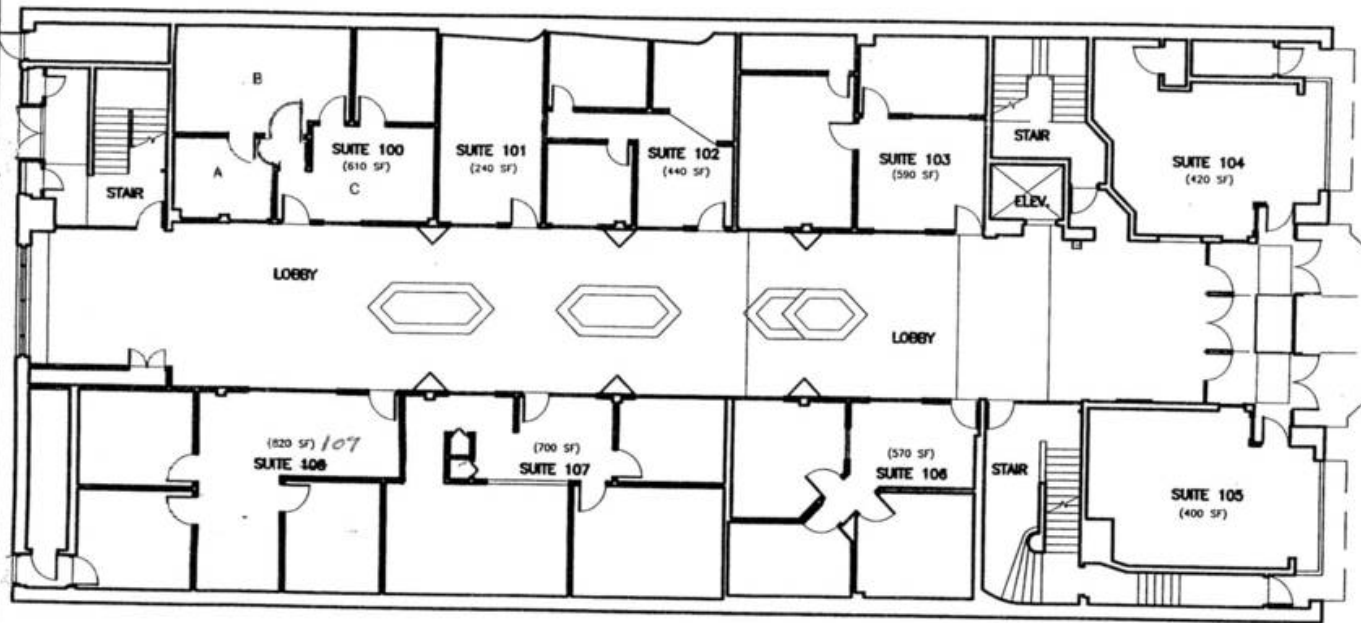
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## Basement



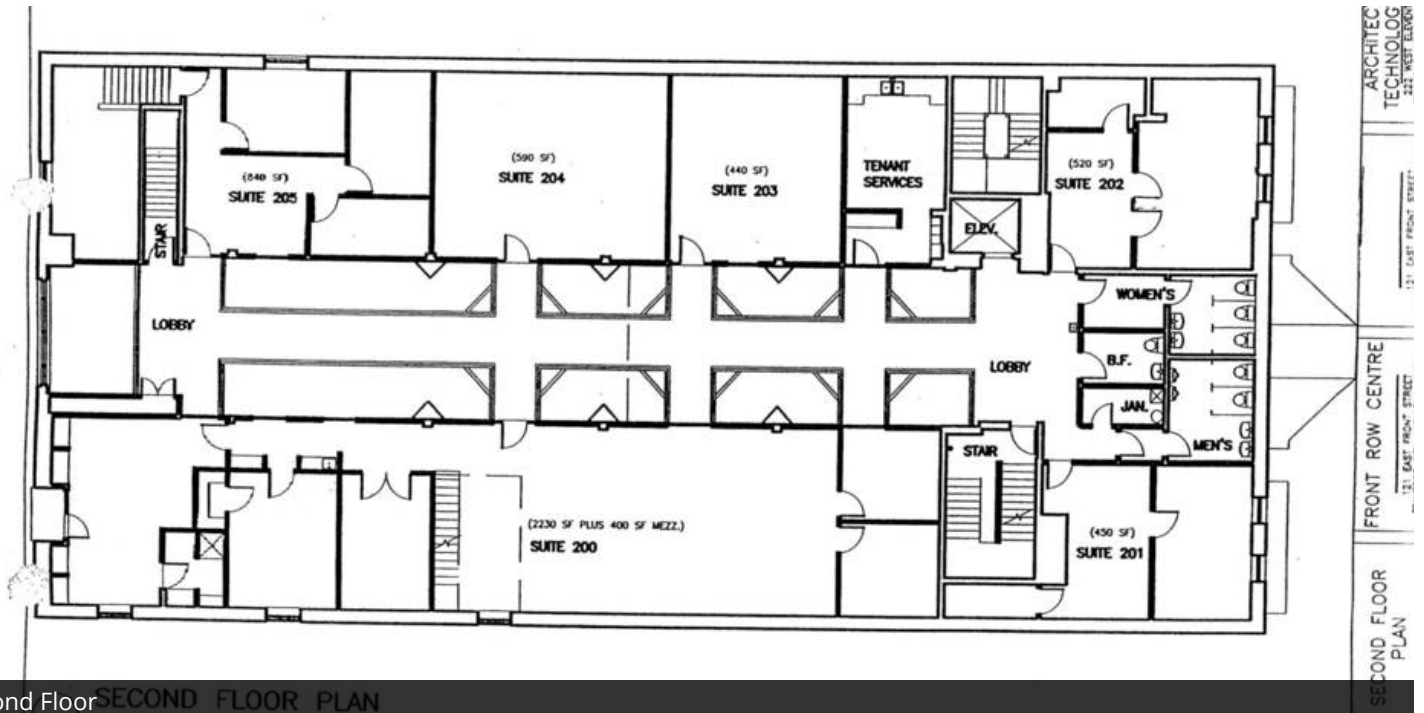
## First Floor



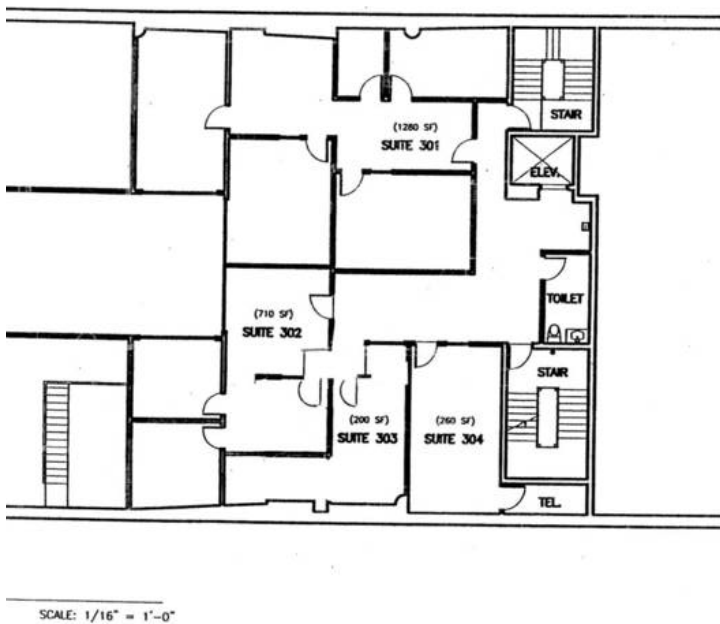


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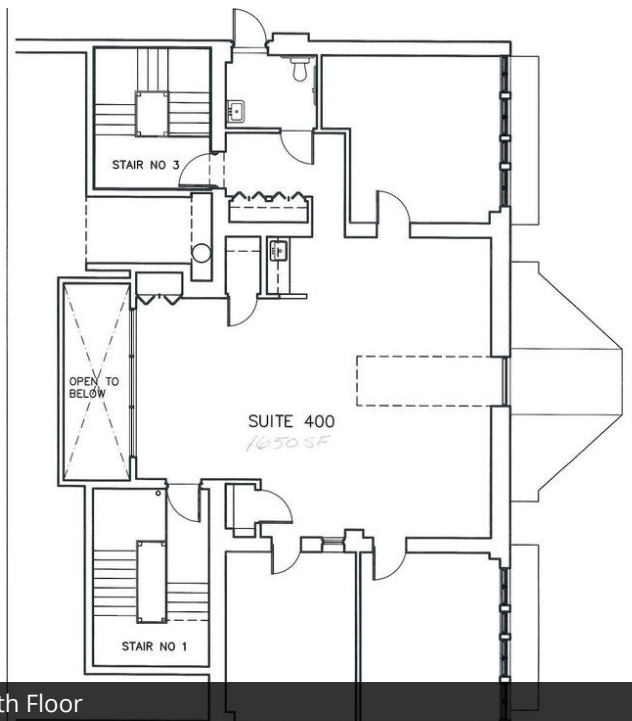
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Second Floor



Third Floor



Fourth Floor

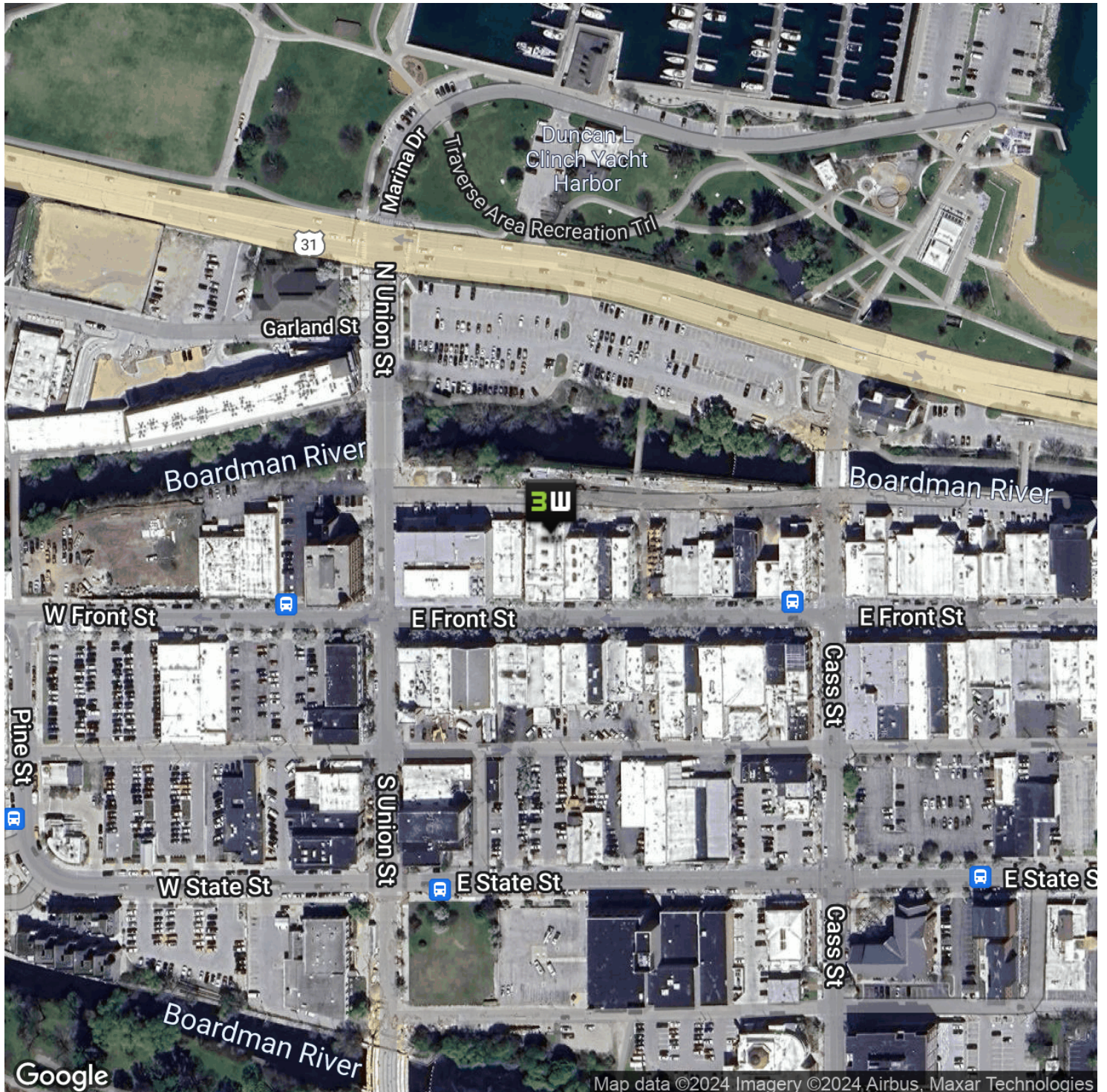
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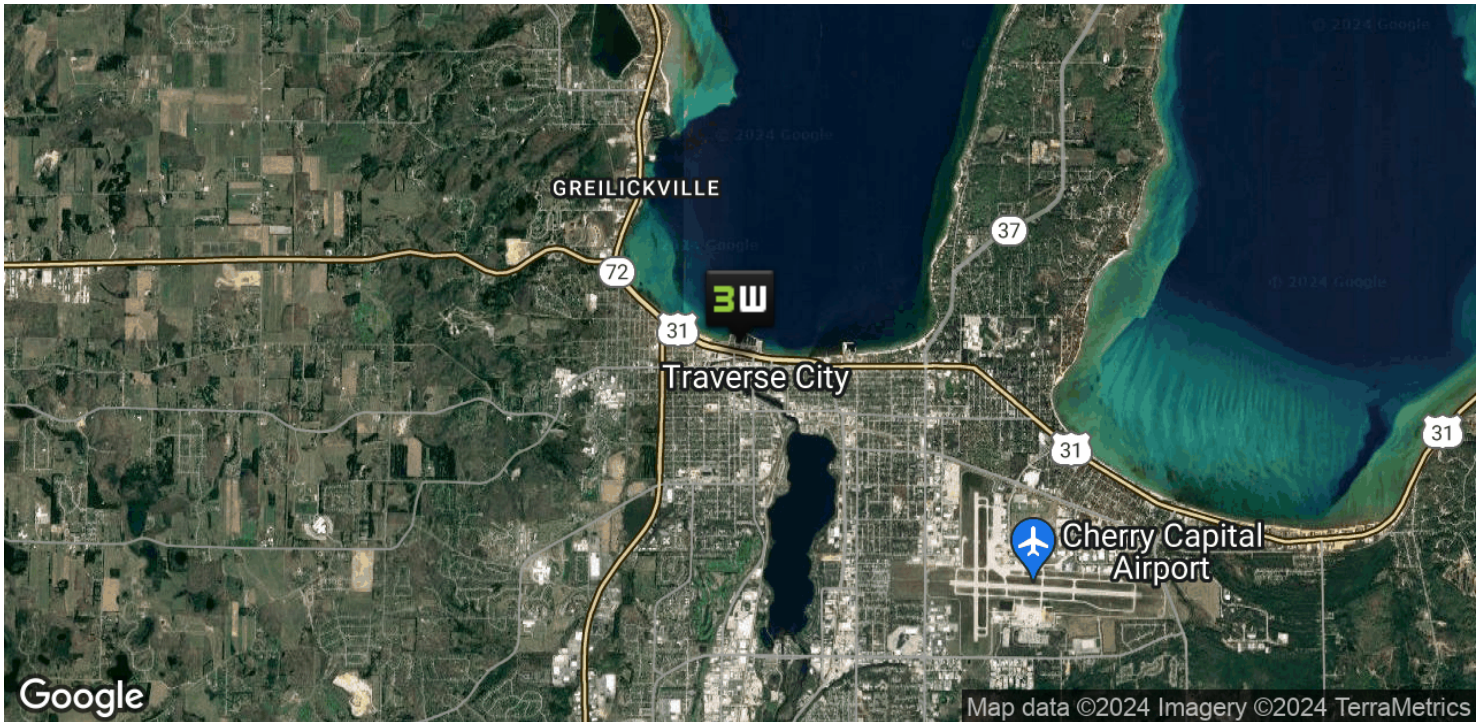
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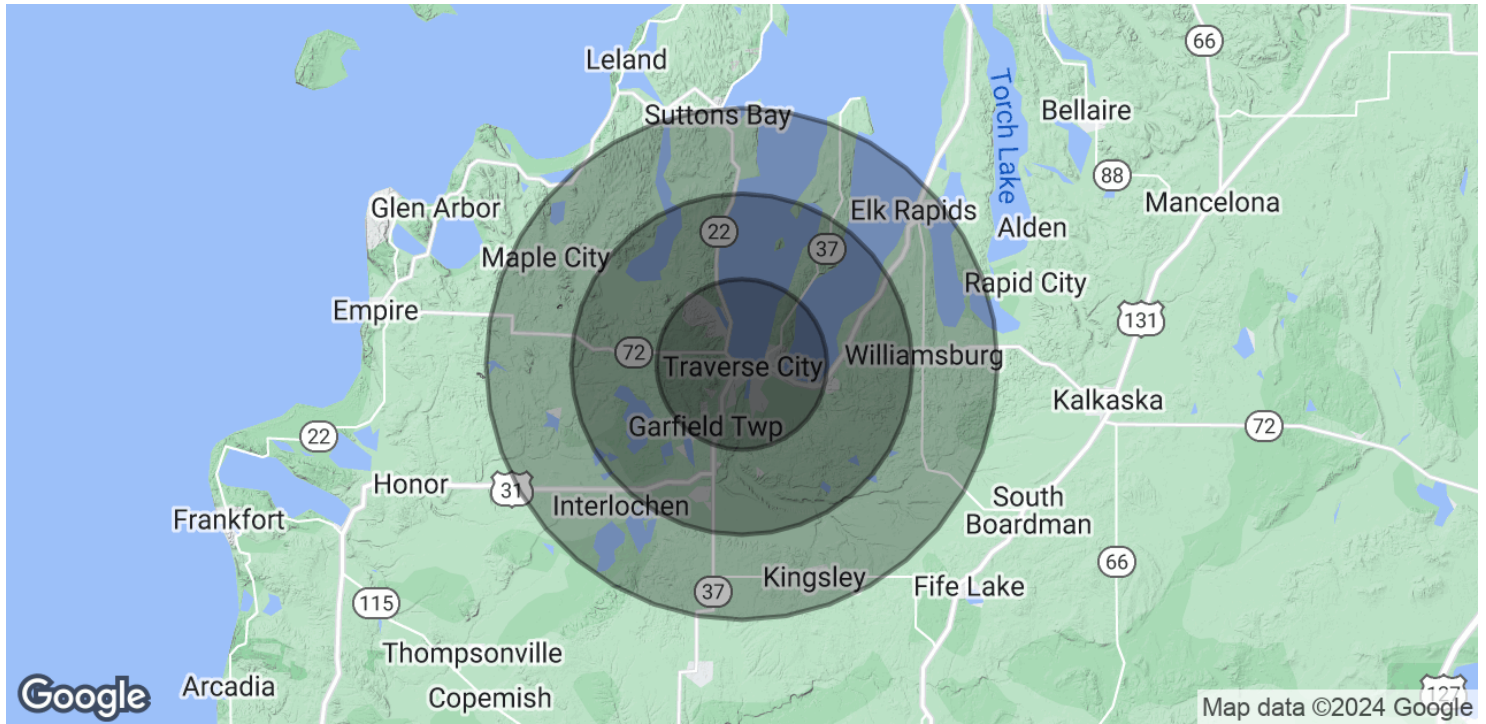
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# HISTORIC DOWNTOWN BUILDING FOR SALE

## 121 E Front St



### POPULATION

#### 5 MILES

#### 10 MILES

#### 15 MILES

Total Population	39,914	78,748	107,389
Average Age	44.1	43.8	44.5
Average Age (Male)	41.5	42.1	43.1
Average Age (Female)	47.1	45.8	46.2

### HOUSEHOLDS & INCOME

#### 5 MILES

#### 10 MILES

#### 15 MILES

Total Households	19,773	37,599	53,127
# of Persons per HH	2.0	2.1	2.0
Average HH Income	\$72,441	\$74,155	\$71,950
Average House Value	\$266,068	\$259,688	\$261,787

2020 American Community Survey (ACS)

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**Accolades**

Greatest Midwest Town  
**Midwest Living**

Top 100 Best Small Towns  
**Livability.com**

Must See American Cities  
**Horizon Travel Magazine**

Destination on the Rise  
**TripAdvisor**

14 Best Beach Towns in America  
**Thrillist**

One of Seven Top Wine Regions to Watch  
**Touring & Tasting**

America's Most Scenic Waterside Drives  
**Travel + Leisure Magazine**

Top 7 Beer Destinations in North America  
**The Travel Channel**

Sleeping Bear Dunes National Lakeshore: "The Most Beautiful Place in America"  
**Good Morning America viewers**

Top Midwest Travel Spots  
**TripAdvisor**

One of 3 Emerging Beer Towns  
**Draft Magazine**

Ten Great Boating Towns  
**BoatUS Magazine**

**TraverseCity**  
**TRUE NORTH**

25 Best Small US Cities to Spend the Weekend  
**Thrillist**

Top 20 Best Small Towns to Visit  
**Smithsonian.com**

Up-and-Coming Food City  
**Condé Nast Traveler**

One of 5 Midwestern Small Towns to Visit Now  
**Fodor's**

One of America's Favorite Towns  
**Travel + Leisure Magazine**

Michigan's Three Best Beach Towns  
**Coastal Living**

Top 10 Things for Families to Do in Michigan  
**Trekaroo.com**

One of America's five top foodie towns  
**Bon Appetit**

Top 10 Places to Enjoy Local Wines  
**USA Today**

25 Coolest Midwest Vacation Spots  
**Midwest Living**

Top 10 Beach Towns in America  
**AOL Travel News**

**TraverseCity.com**

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