



880 Michigan Ave | Baldwin, MI 49304

<b>SALE PRICE:</b>	\$185,000
<b>LOT SIZE:</b>	0.08 ACRES
<b>BUILDING SIZE:</b>	1,500 SF
<b>YEAR BUILT:</b>	1950
<b>RENOVATED:</b>	2022

#### PROPERTY OVERVIEW

Single tenant property with NNN lease to H&R Block expiring in 2027. Michigan Ave (M37) downtown Village of Baldwin location next to the 876 Baldwin restaurant. Three blocks south of US10. Includes rear parking with additional street parking and rear public parking lot. New roof in 2024 and other recent updates include new flooring. 11% cap rate. 3 Phase electric available. H&R Block location since 1994. Located in Opportunity Zone. Baldwin is the county seat and known for trout fishing in the area.

#### PROPERTY HIGHLIGHTS

- Long-Term H&R Block Tenant
- NNN Lease
- Recent Interior Updates
- Good Parking Options

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



RETAIL PROPERTY FOR SALE

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[www.threewest.com](http://www.threewest.com)

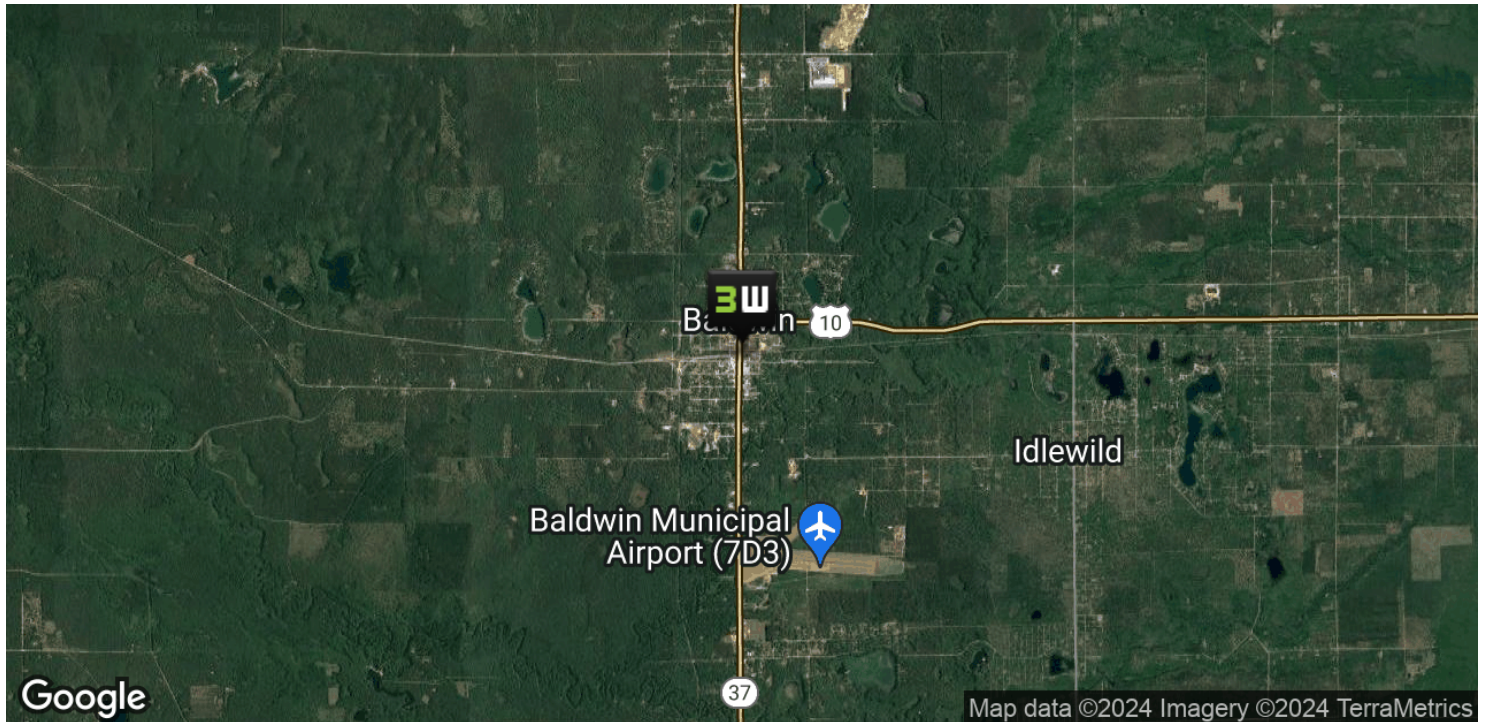
**3W THREE WEST  
COMMERCIAL**





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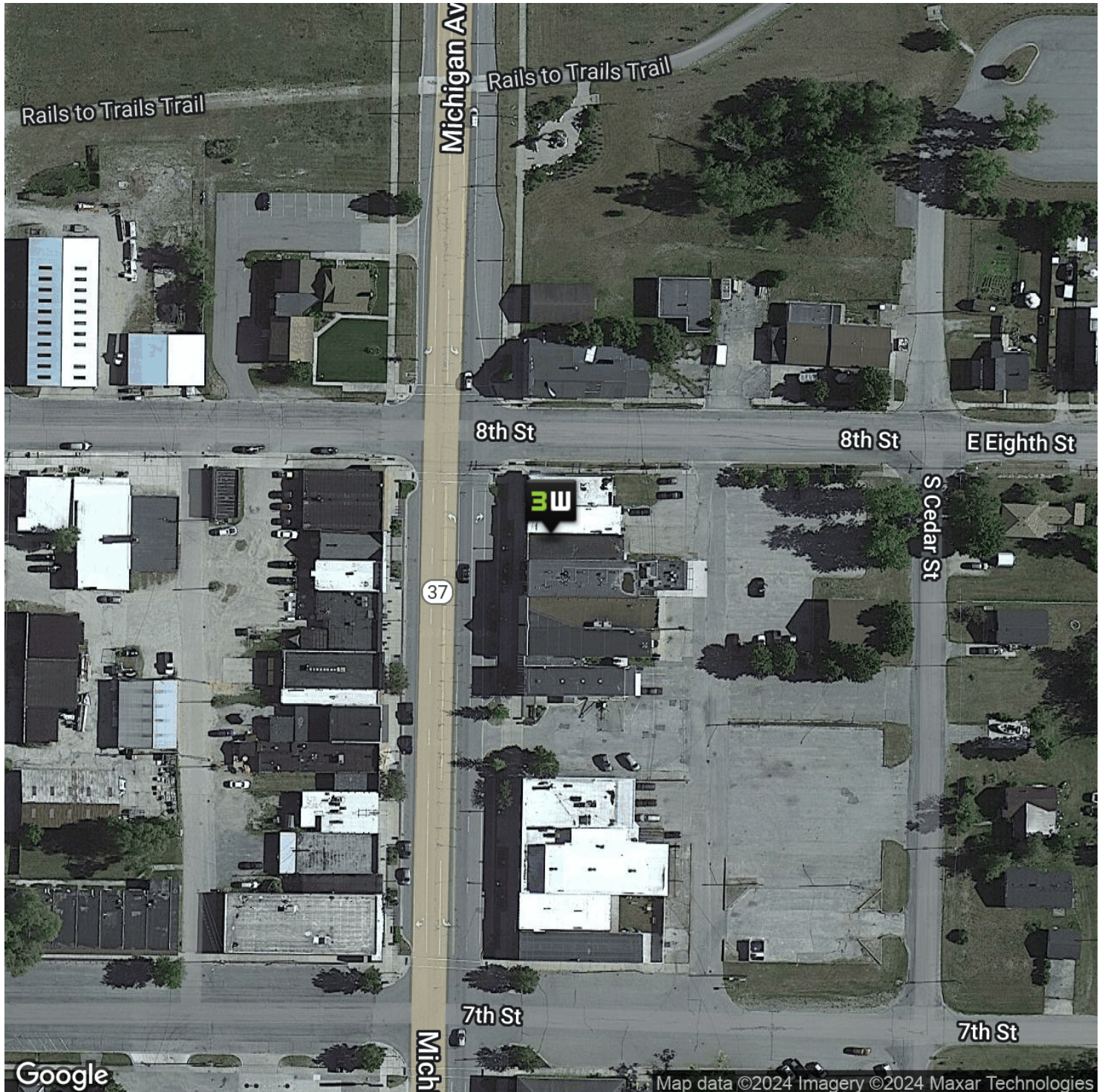
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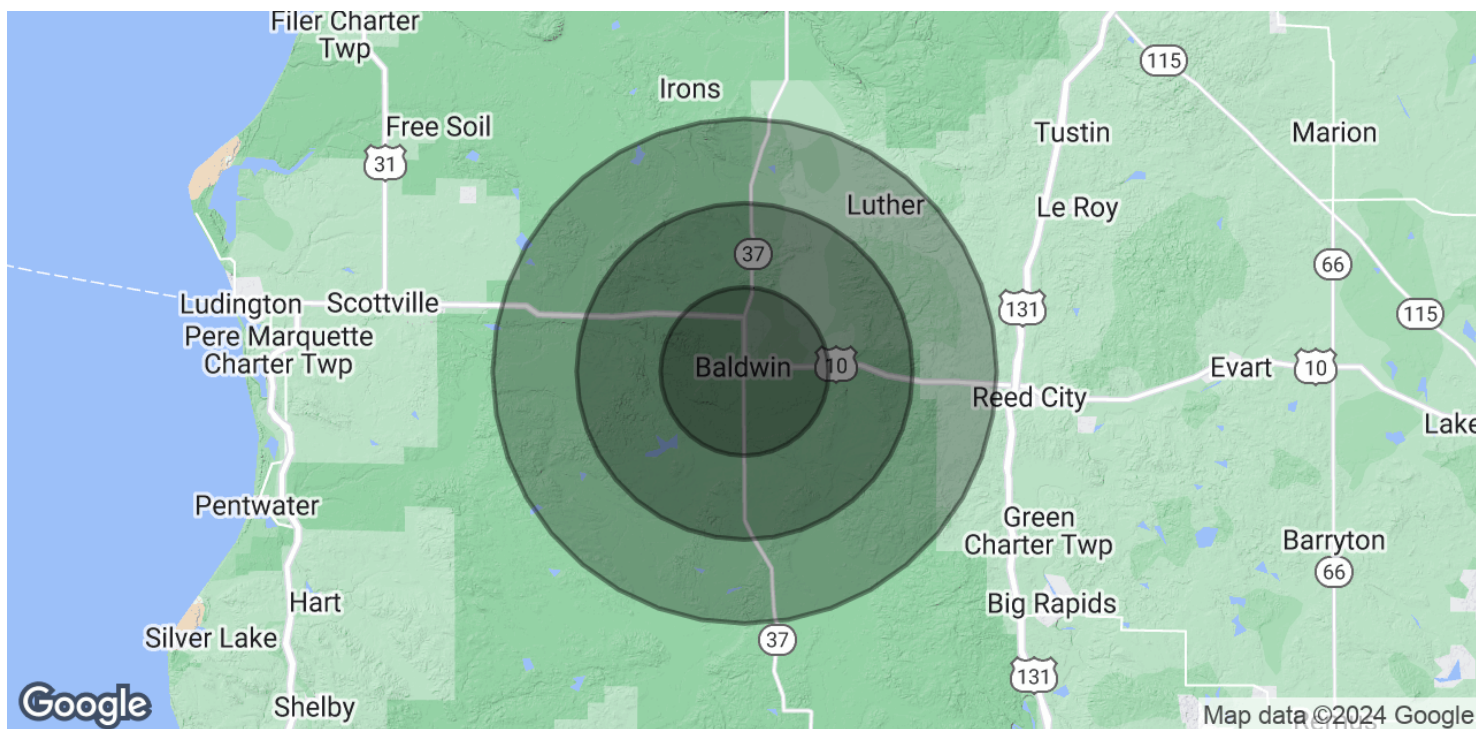
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## RETAIL PROPERTY FOR SALE

# 880 Michigan Ave



### POPULATION

#### 5 MILES

#### 10 MILES

#### 15 MILES

Total Population	3,294	7,065	14,188
Average Age	49.1	51.9	50.5
Average Age (Male)	47.8	51.7	50.3
Average Age (Female)	54.3	53.6	51.3

### HOUSEHOLDS & INCOME

#### 5 MILES

#### 10 MILES

#### 15 MILES

Total Households	3,719	9,889	16,521
# of Persons per HH	0.9	0.7	0.9
Average HH Income	\$14,957	\$14,139	\$18,949
Average House Value	\$93,035	\$111,742	\$118,078

2020 American Community Survey (ACS)

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