



## 210 W Park Drive | Kalkaska, MI 49646

<b>SALE PRICE:</b>	\$2,975,000
<b>LOT SIZE:</b>	3.0 ACRES
<b>BUILDING SIZE:</b>	32,000 SF
<b>YEAR BUILT:</b>	1979
<b>RENOVATED:</b>	2016
<b>ZONING:</b>	COMMERCIAL

**PROPERTY OVERVIEW**

32,000 sq ft open span industrial in Kalkaska Village, the ideal central location easily accessing all of NW Michigan; 2.9 acre lot with additional adjoining land available; 1.5 acres paved parking for 150 + cars; heavy Consumers power; DTE Natural Gas, 8 inch municipal water main, municipal sewer; radiant heat throughout; remodeled airconditioned offices, 4 bathrooms, employee break room, locker room; average height over 20 ft; 5 ton Overhead Crane, 2 truck docks and 4 ground level overhead doors; clean environmental; air compressor room; easily split for two tenants.

**PROPERTY HIGHLIGHTS**

- 32,000 sq ft industrial in Kalkaska Village,
- Heavy electric, gas and municipal sewer & water
- Central Location easily accessing all of NW Michigan
- Recently remodeled offices
- 2.9 acre lot with paved parking for 150+ cars

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**INDUSTRIAL BUILDING FOR SALE**

210 W Park Drive



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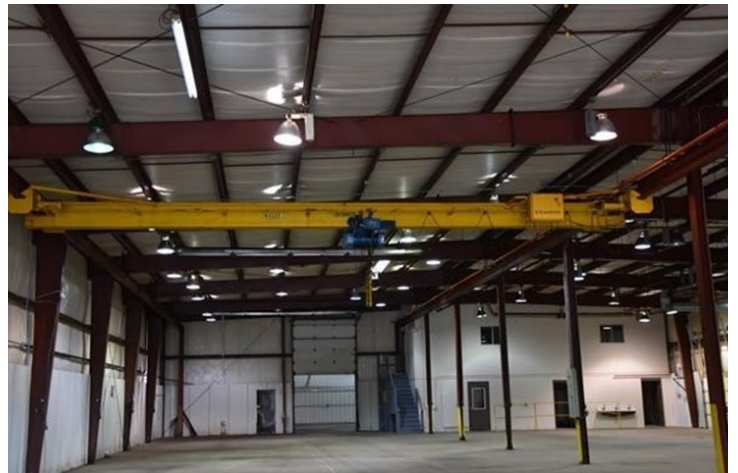
**3W THREE WEST  
COMMERCIAL**





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210 W Park Drive



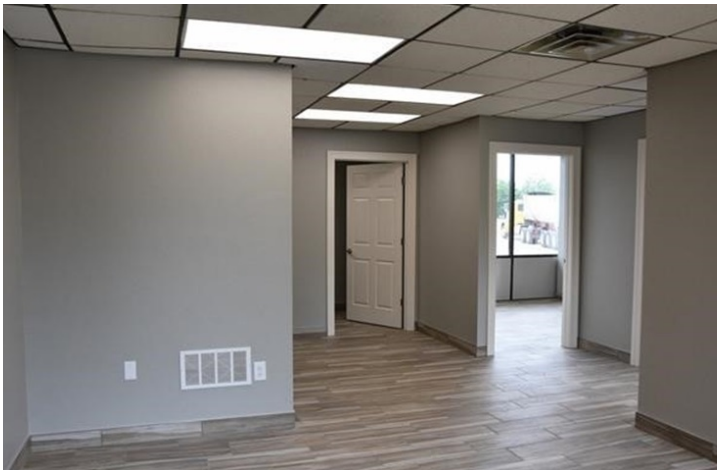
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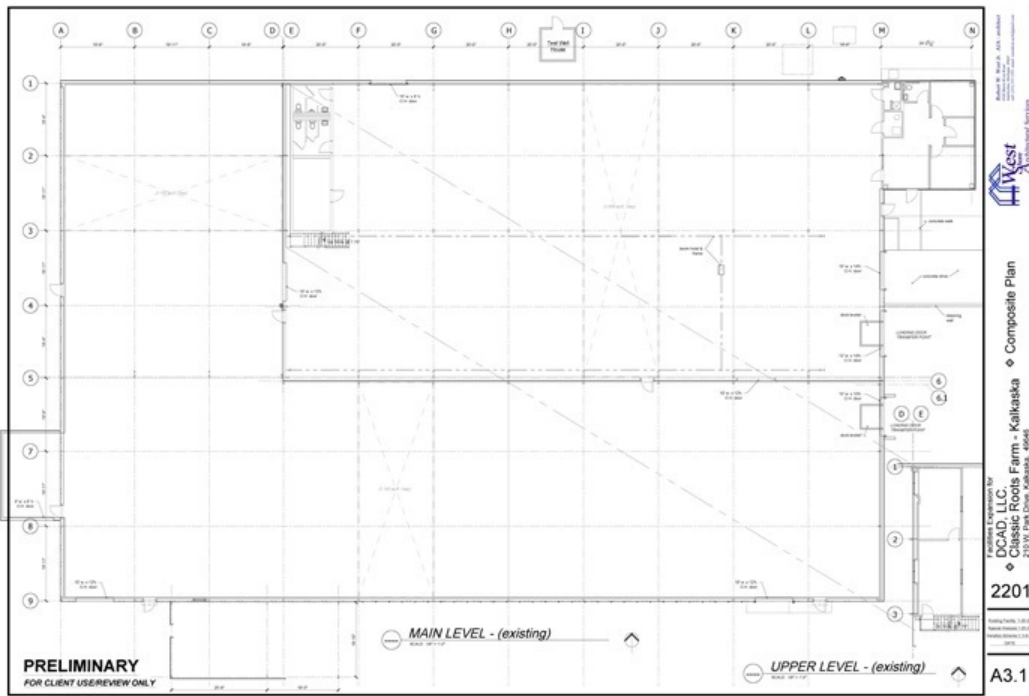


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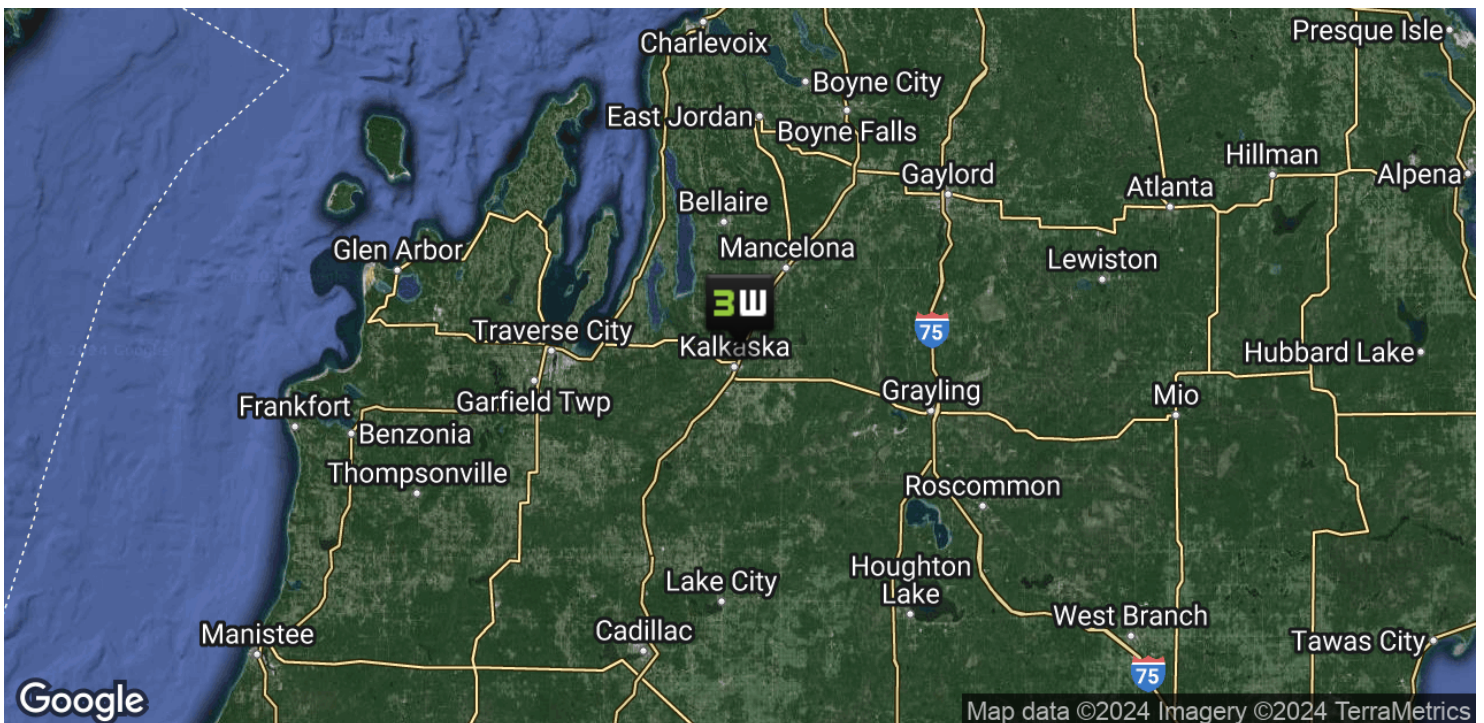
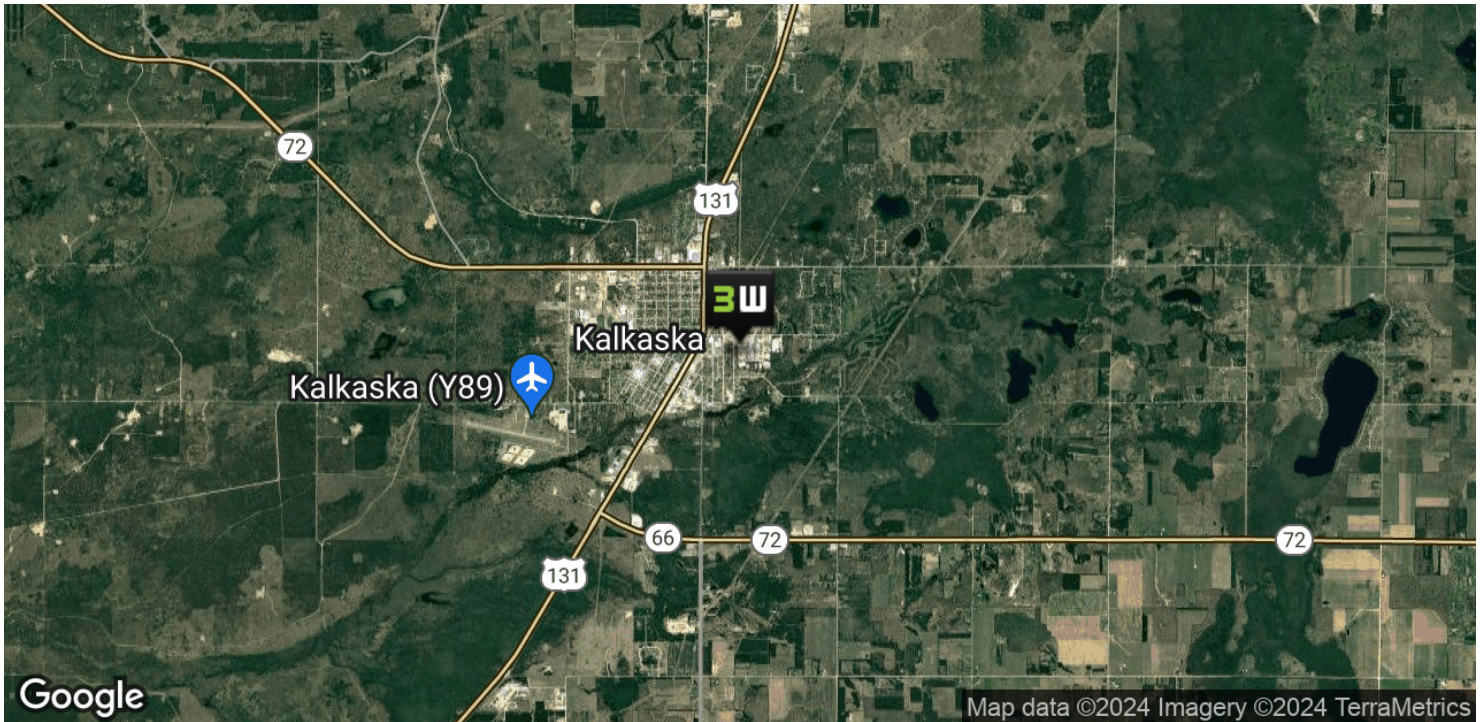
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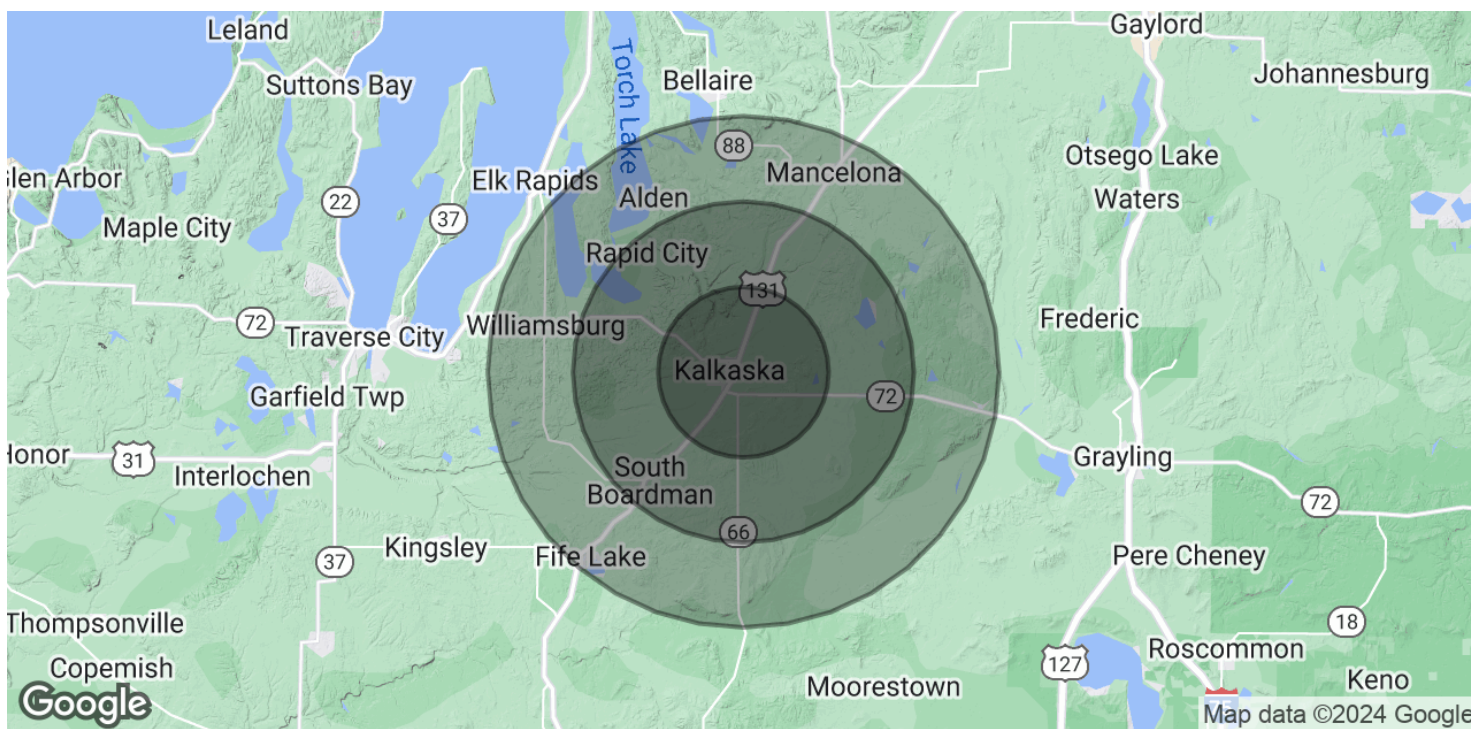
**3W** THREE WEST  
COMMERCIAL





# INDUSTRIAL BUILDING FOR SALE

## 210 W Park Drive



### POPULATION

#### 5 MILES

#### 10 MILES

#### 15 MILES

Total Population	5,081	14,077	30,809
Average Age	38.7	42.8	44.6
Average Age (Male)	38.3	42.3	43.4
Average Age (Female)	39.6	43.3	45.9

### HOUSEHOLDS & INCOME

#### 5 MILES

#### 10 MILES

#### 15 MILES

Total Households	2,637	8,356	19,834
# of Persons per HH	1.9	1.7	1.6
Average HH Income	\$42,281	\$40,550	\$43,858
Average House Value	\$120,048	\$142,455	\$175,954

2020 American Community Survey (ACS)

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