



# OFFICE BUILDING FOR SALE

## 4772 W Houghton Lake Dr

executive summary



4772 W Houghton Lake Dr | Houghton Lake, MI 48629

### PROPERTY OVERVIEW

Presenting a prime commercial property at 4772 W Houghton Lake Dr, offering 1,790 SF of versatile space. This property features a high-visibility location along Houghton Lake Dr, with a private parking lot for convenience. Inside, you'll find four offices, a conference room, and adaptable spaces that can be easily divided for multiple tenant users. Recently renovated, this property is set to impress with its modern appeal and potential for a range of commercial uses.

### PROPERTY HIGHLIGHTS

- High-visibility location along Houghton Lake Dr
- Private parking lot
- Four offices, one conference room
- Divisible into multiple tenant users
- Recently renovated

SALE PRICE:	\$145,000
LOT SIZE:	0.18 ACRES
BUILDING SIZE:	1,790 SF
YEAR BUILT:	1984

KEVIN QUERY | Associate | Commercial Realtor | 231.929.2955 | kquery@threewest.com





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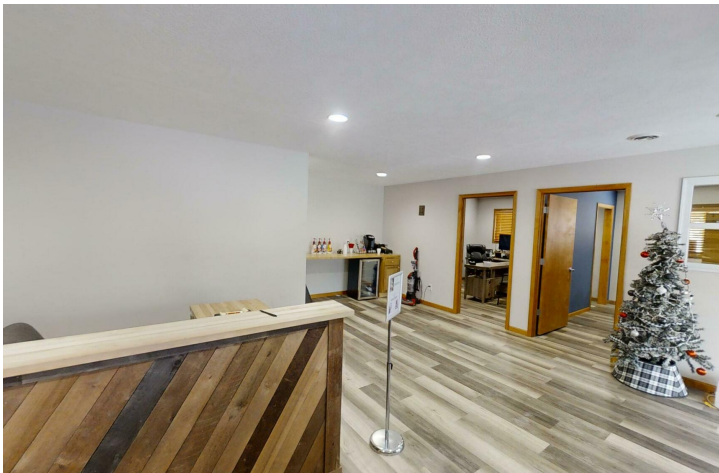
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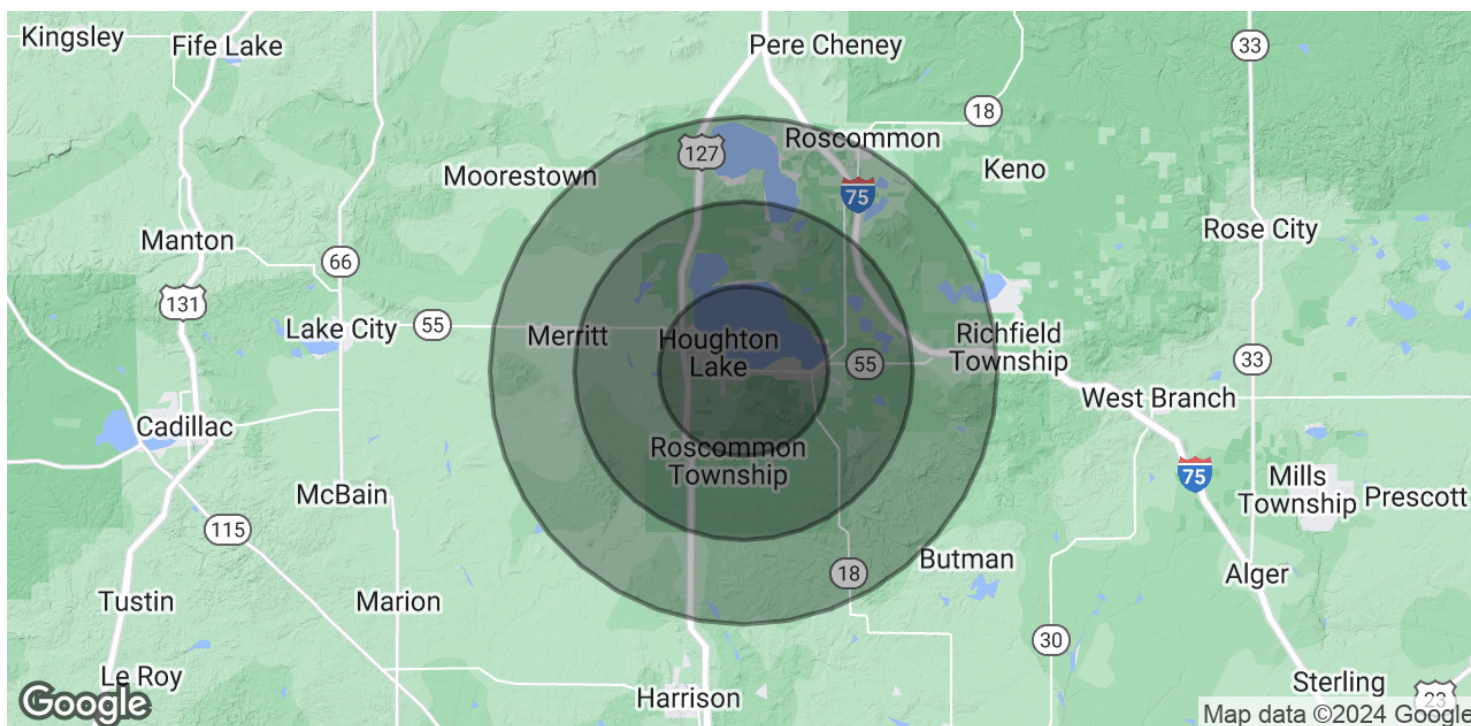
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### POPULATION

#### 5 MILES

#### 10 MILES

#### 15 MILES

Total Population	8,392	14,363	24,086
Average Age	50.5	52.2	52.9
Average Age (Male)	50.7	52.8	53.1
Average Age (Female)	50.1	51.2	52.8

### HOUSEHOLDS & INCOME

#### 5 MILES

#### 10 MILES

#### 15 MILES

Total Households	7,202	13,537	24,801
# of Persons per HH	1.2	1.1	1.0
Average HH Income	\$30,045	\$27,791	\$26,831
Average House Value	\$135,421	\$142,456	\$144,456

2020 American Community Survey (ACS)

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