



**934 S GARFIELD AVE, STE A**  
Professional Office Building

For Sale | \$285,000



934 S Garfield Ave, Ste A | Traverse City, MI 49684

**Bill Somerville**

Associate | Commercial Realtor

231.929.2955

[bsomerville@threewest.com](mailto:bsomerville@threewest.com)

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

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executive summary



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<b>SALE PRICE:</b>	\$285,000
<b>LOT SIZE:</b>	1.52 ACRES
<b>OFFICE CONDO:</b>	2,308 SF
<b>YEAR BUILT:</b>	1990
<b>ZONING:</b>	C-1 OFFICE SERVICE DISTRICT

## PROPERTY OVERVIEW

High quality professional office space centrally located off the S Garfield Ave commercial corridor. Includes 5 offices/conference rooms all with windows, reception area and large open work space. Three front offices are available for immediate occupancy at close, with northern portion (A-1) leased to 7/31/21 (tenant will consider earlier termination). This Heritage Square commercial condo unit is one of two units in the building. Restrooms are shared with the adjoining unit. Large additional basement storage. Plumbing for medical use can be readily added from the basement/crawlspace. Click on the Branded Tour Link for virtual tour.

## PROPERTY HIGHLIGHTS

- Professional Office Building
- Great Location
- Quality Construction and Finishes

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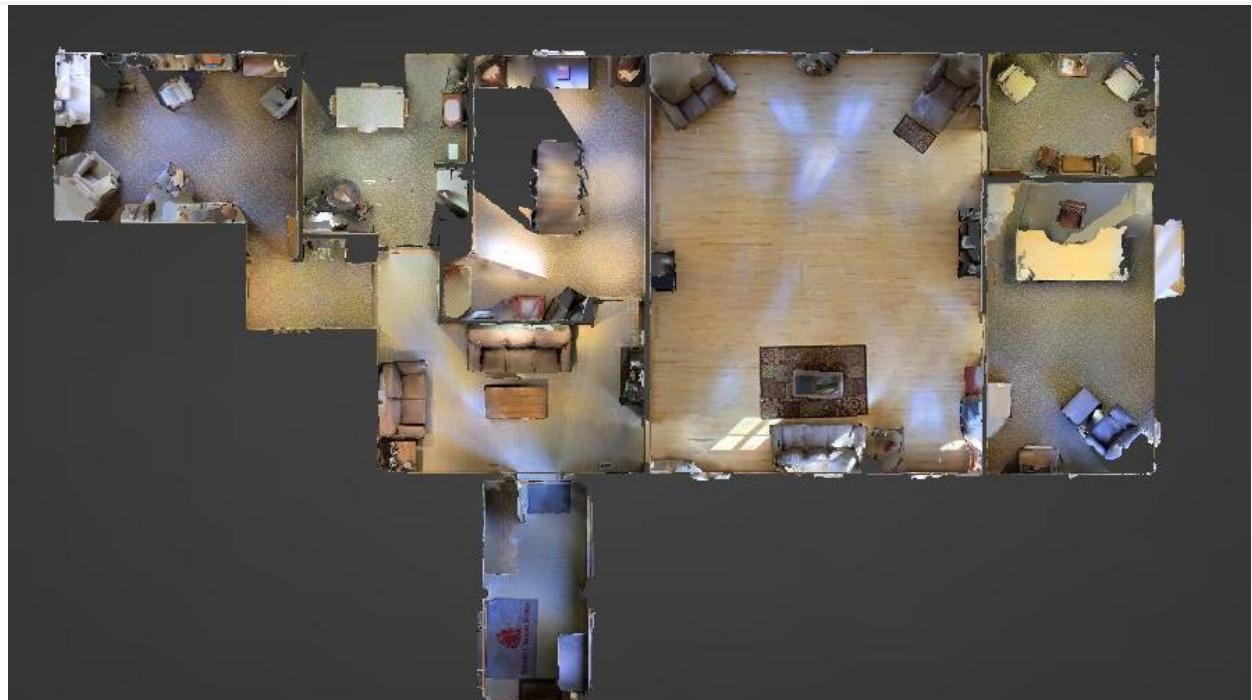
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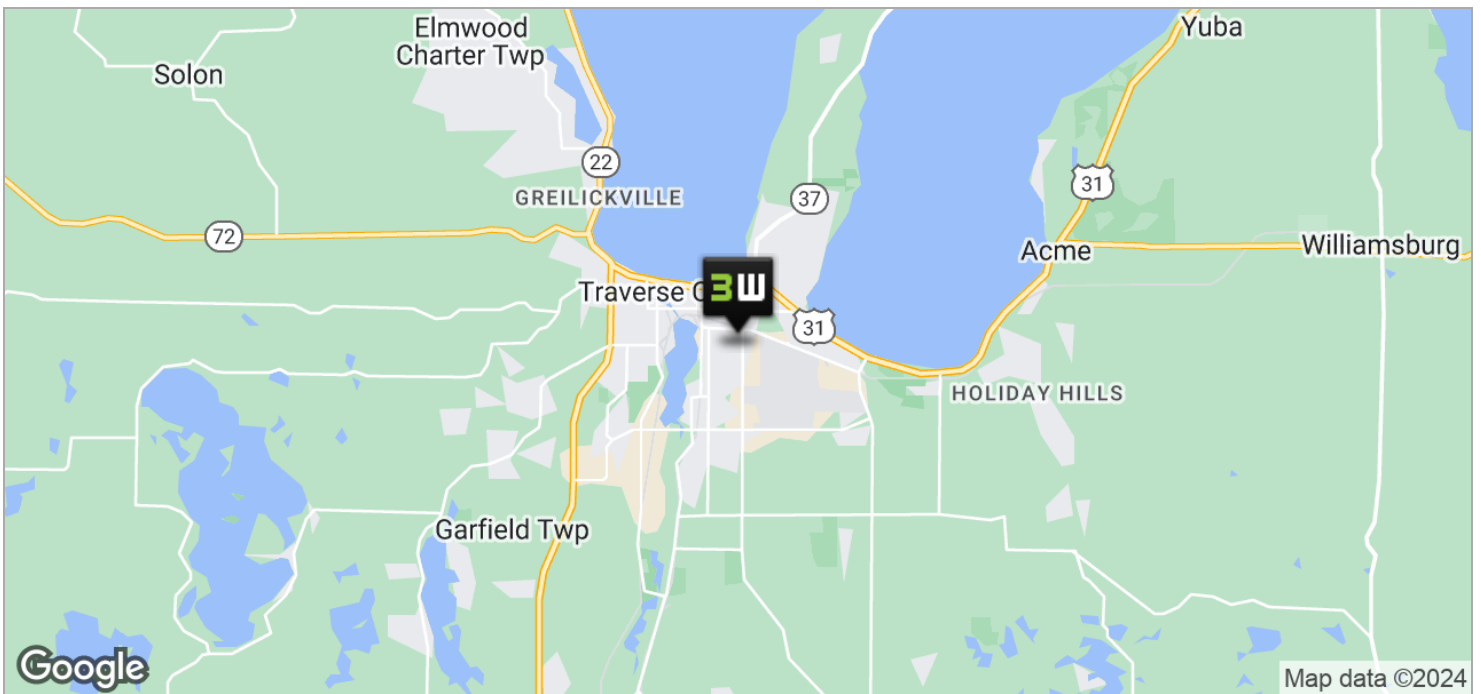
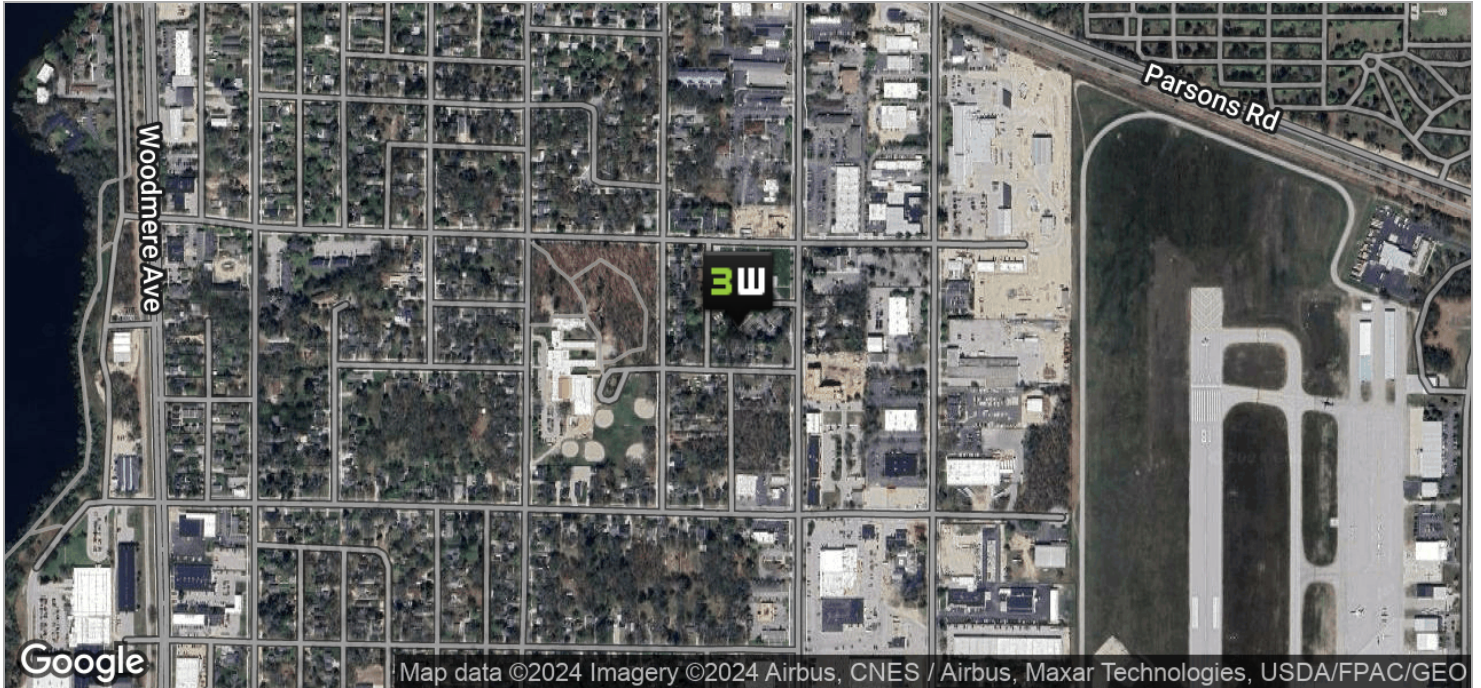
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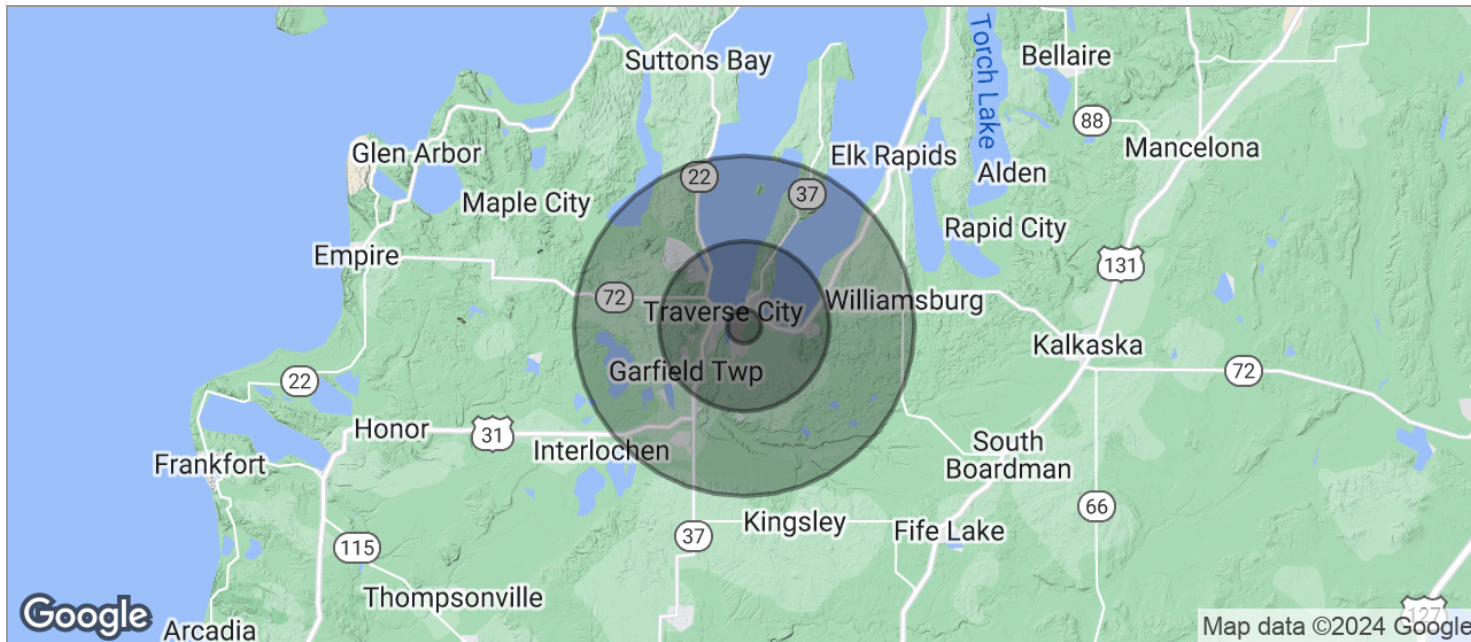
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## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,723	33,165	68,386
MEDIAN AGE	40.8	40.6	40.7
MEDIAN AGE (MALE)	38.0	37.9	38.6
MEDIAN AGE (FEMALE)	44.2	43.8	43.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,266	15,283	29,086
# OF PERSONS PER HH	2.2	2.2	2.4
AVERAGE HH INCOME	\$48,460	\$53,766	\$61,433
AVERAGE HOUSE VALUE	\$173,899	\$226,410	\$233,041

\* Demographic data derived from 2020 ACS - US Census

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