Callander
Commercial
ccmichigan.com

Office | For Sale | 7,690 SF

Class A Investment Grade Asset

Excellent Location, Fit and Finish, Tenant History

440 W Centre Avenue
Portage, MI 49024

Overview

This Class A Investment offering is one of a kind! Geographically located in the heart of Portage, MI, it visually benefits from an incredible wooded setting with a beautiful view of the Portage Creek. The building is 100% occupied with a mix of historical and professional tenancy. It's location and breathtaking setting are attractive to all current and future tenants. The class and fit and finish of the subject property is unique to the market. Lower level walk-out, stairs and elevator for accessibility. Please contact Broker for financials.

Sale Price	$950,000

Matthew Callander, CCIM
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mcallander@ccmichigan.com

Sandy Edwards, CCIM
269.373.8102 [direct]
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All information contained herein is provided as is, without warranty. Callander Commercial does not assume any liability for errors or omissions.

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PROPERTY FEATURES

County:	Kalamazoo
Municipality:	Portage
Gross Size:	7,690 SF
Buildings / Units:	1 Building / 5 Units
Building Levels:	2 Levels
Total Acres:	1.25 Acres
Year Built:	2005
Zoning Code / Description:	OS-1 / Office
Between Streets:	Oakland and Westnedge
Exterior:	Brick / Stone
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking # / Type:	29 / Paved
Utilities Attached:	Gas and Electric
Utilities Available:	All Public Utilities
Barrier Free Access:	Yes

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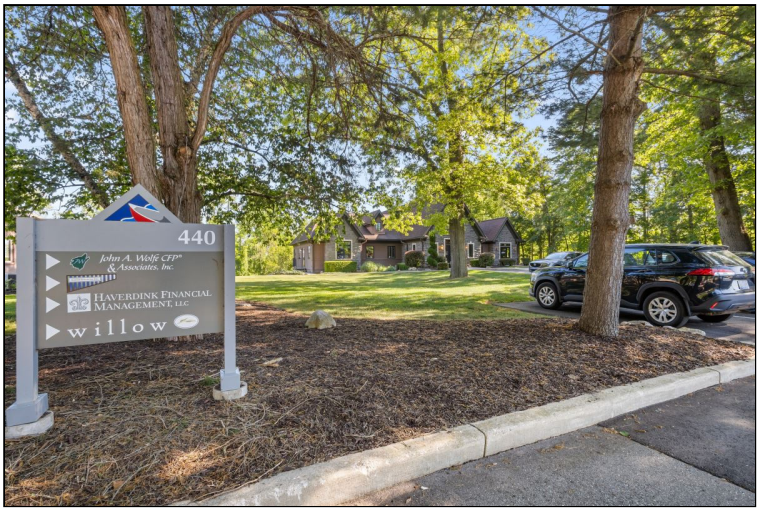
PROPERTY PHOTOS



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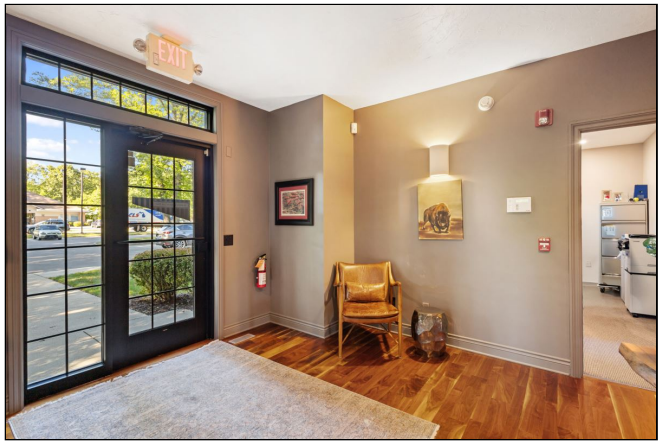
INTERIOR PHOTOS



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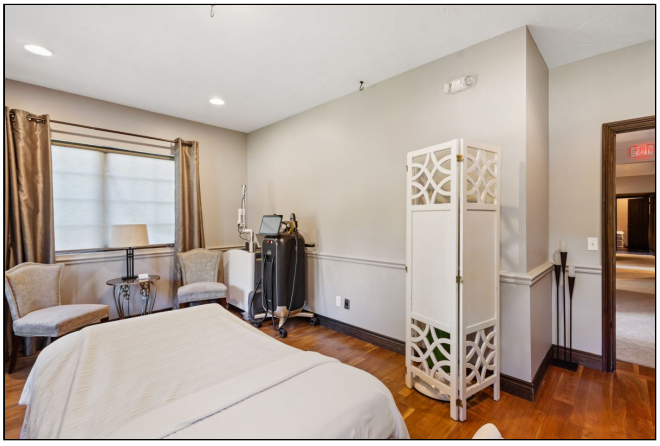

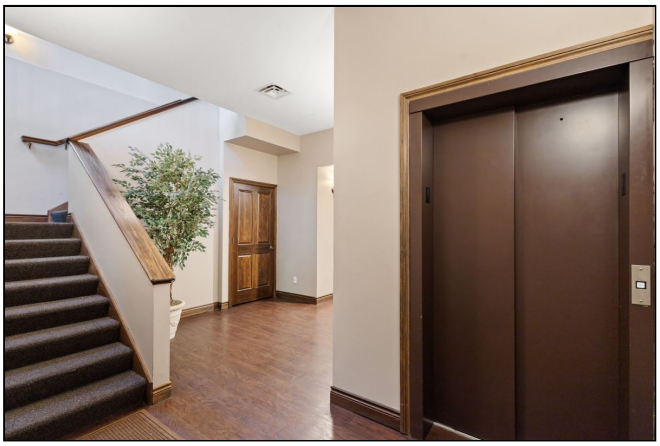

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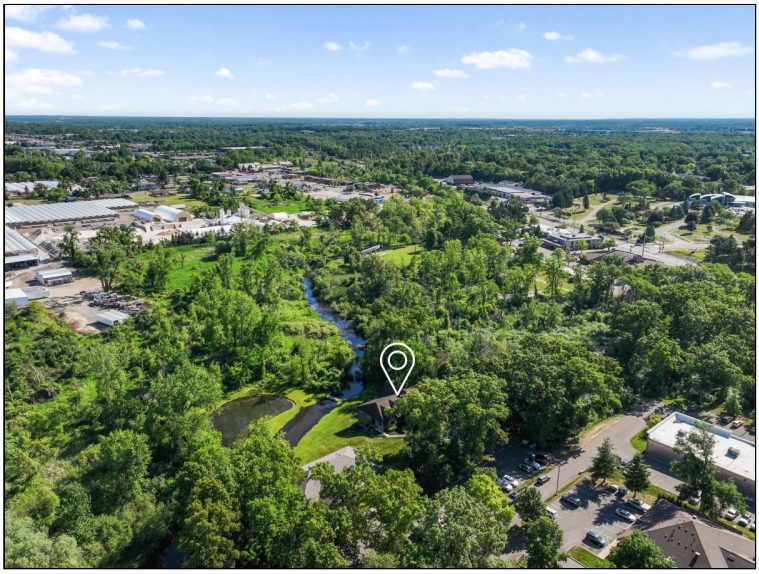
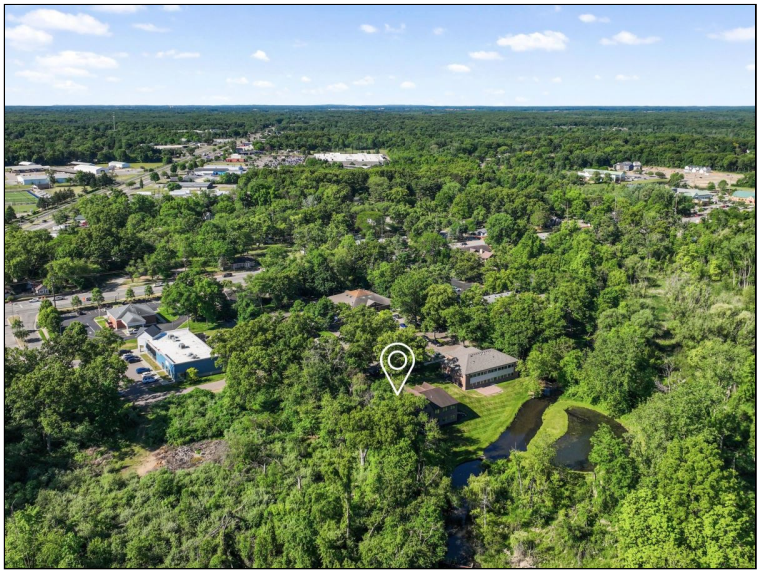
AERIAL PHOTOS





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