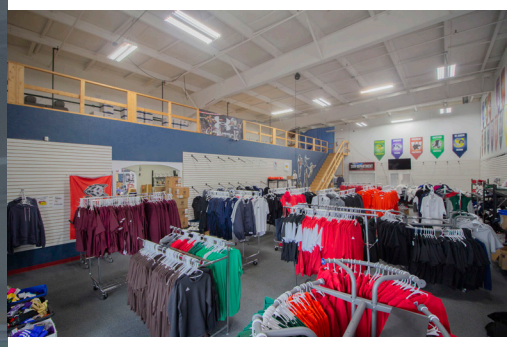
Kalamazoo
COMMERCIAL REAL ESTATE

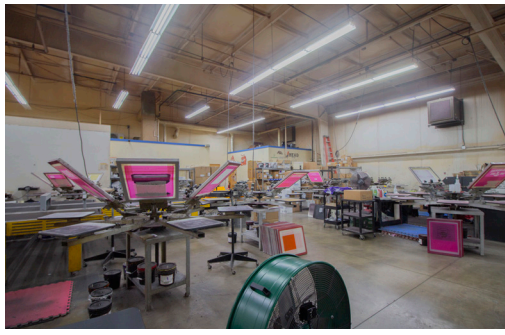
RETAIL FLEX-USE SPACE

FOR SALE OR LEASE

8608 W MAIN STREET
KALAMAZOO, MI







FOR SALE OR FOR LEASE
$1,750,000 | $8.50 PSF NNN

Located approximately 2.5 miles from US-131, this 26,000 SF building offers excellent accessibility and visibility off West Main/M-43. The building is currently divided into two suites that can be configured to accommodate a wide range of business needs.

With twenty-foot ceilings, three overhead doors, three-phase power, and a large paved parking lot, the property is well suited for operations that include a retail storefront component. Zoned COMM, the property is not approved for traditional industrial use; any manufacturing or production-oriented business must operate in conjunction with a retail presence.

LISTING AGENTS

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8608 W MAIN STREET KALAMAZOO, MI

$1,175,000 OR $8.50 PSF NNN
LISTING PRICE

THE PROPERTY

APN:	05-16-180-042
Acres:	5.0
Zoning:	COMM Commercial

THE BUILDING

Size:	26,000 SF
Year Built:	2001
Flooring:	Concrete/Carpet
Ceiling Height:	20 FT
Overhead Doors:	Three (3)

REAL ESTATE TAXES

	$27,031.02
2025 Winter	$22,642.58
2025 Summer	$4,388.44

The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective Buyer/Tenant should complete their own due diligence and should not rely on Owner/Landlord-provided materials or representations.

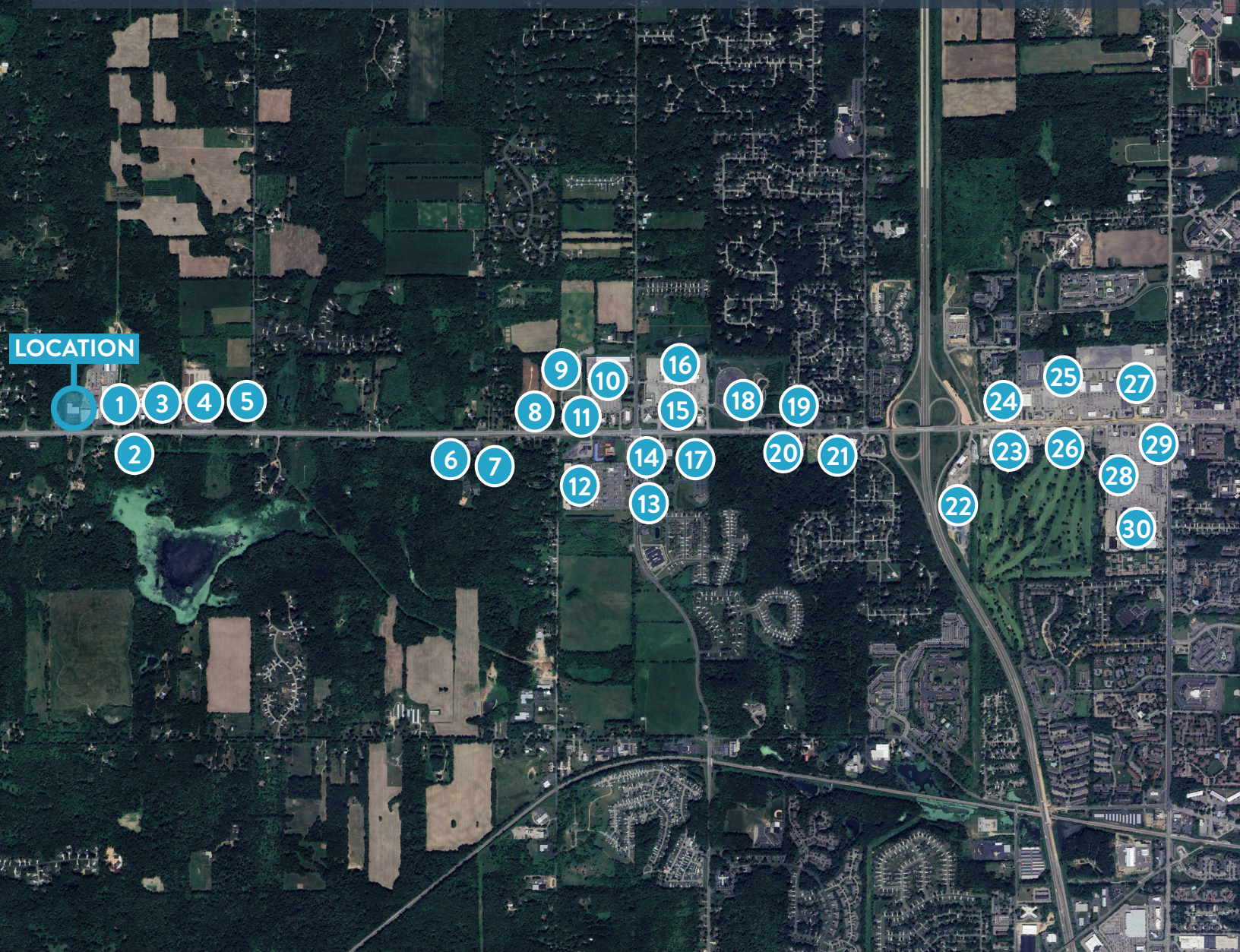
PROPERTY + BUILDING INFORMATION



AERIAL OUTLINE OF PARCEL



LEADERS RPM 1	MCDONALD'S 11	LATITUDE 42 21
DOUGHERTY'S MARKET 2	WALMART 12	DEPT OF TRANSPORTATION 22
RSI HARDWOODS 3	WINGS ETC. 13	TEXAS CORRAL 23
D&R SPORTS CENTER 4	CONSUMERS CREDIT UNION 14	MARATHON GAS 24
KAZOOPY'S PIZZA 5	ARBY'S 15	TARGET 25
OSHTEMO FIREHOUSE 6	MEIJER 16	ALDI 26
KZOO PUBLIC LIBRARY 7	WALGREEN'S 17	HOBBY LOBBY 27
HOCKEY SERVICES 8	ADVIA CREDIT UNION 18	HARDING'S 28
ON TARGET GUNS 9	BRONSON QUICKCARE 19	WEST CENTURY CENTER 29
MENARDS 10	HAMPTONS PLAZA 20	LOWE'S 30



ZONING INFORMATION

C Permitted Uses

- Any business primarily for the retail sale of merchandise or services in which any manufacturing, assembling or fabricating is merely incidental to and an unsubstantial part of said business
- Banks, credit unions, savings and loan offices and similar financial institutions
- Offices
- Laundromats and dry-cleaning establishments, excluding those establishments providing cleaning services for other laundromat and dry-cleaning establishments
- Hotels, motel
- Restaurants
- Hospitals and medical clinics
- Essential services
- Indoor theaters
- Passenger bus terminals, excluding facilities for the overnight storage of buses
- Accessory buildings and uses customarily incidental to the foregoing
- Pet shops
- Houses of worship
- Planned shopping center developments
- Commercial Center
- Proprietary schools and colleges
- Child care centers

C Permitted Uses With Conditions

- Veterinary Clinics
- Temporary outdoor events (not lasting more than three days)

C Special Uses

- Assembly and Convention Halls
- Adult care centers
- Funeral homes
- Private clubs
- Parks of ten acres or less in size, subject to the conditions and limitations set forth at Section 49.100 of this Ordinance.
- Nursing, convalescent, handicapped, or senior citizens' homes
- Drive-in service window or drive-through services for businesses
- Retail lumber yards
- New and/or used car sales lots; recreational vehicle sales lots; mobile home sales lots outside of mobile home parks; farm machinery and other equipment sales lots; boat sales lots; and other businesses involving substantial outdoor sales or activities connected with retail sales
- Crematories
- Skating rinks, bowling alleys, indoor recreational facilities and health clubs
- Filling stations, car washes, public garages or service stations, excluding auto body and auto paint shops
- Drive-in theaters
- Buildings and regulator stations for essential services
- Temporary outdoor events (lasting more than three days)
- Brewpub
- Microbrewery
- Wine Tasting Room
- Craft food and beverage production facility, limited to 8,000 SF gross floor area
- Communication towers
- Earth removal, quarrying, gravel processing, mining, related mineral extraction businesses, and landfill gas recovery processing facilities
- Private streets
- Wind energy conversion systems

For more information from the Oshtemo Township Zone Ordinance, visit: www.oshtemo.org

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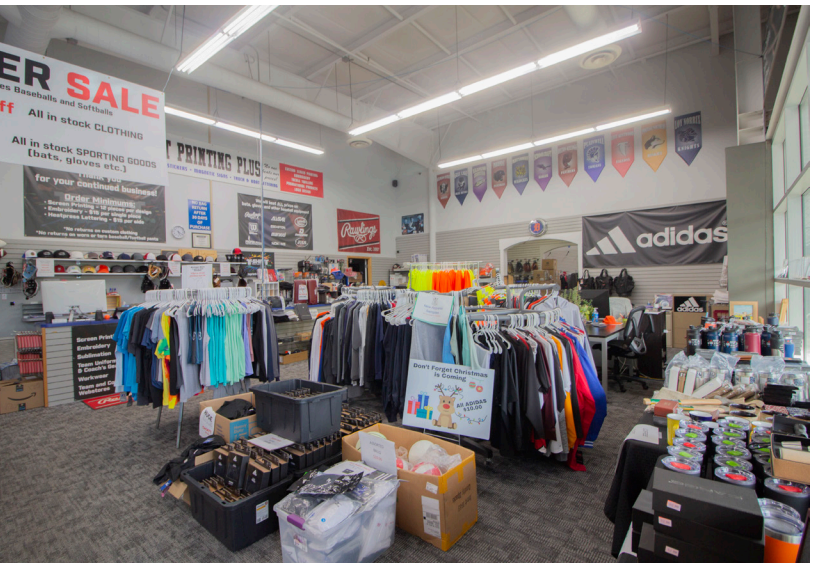
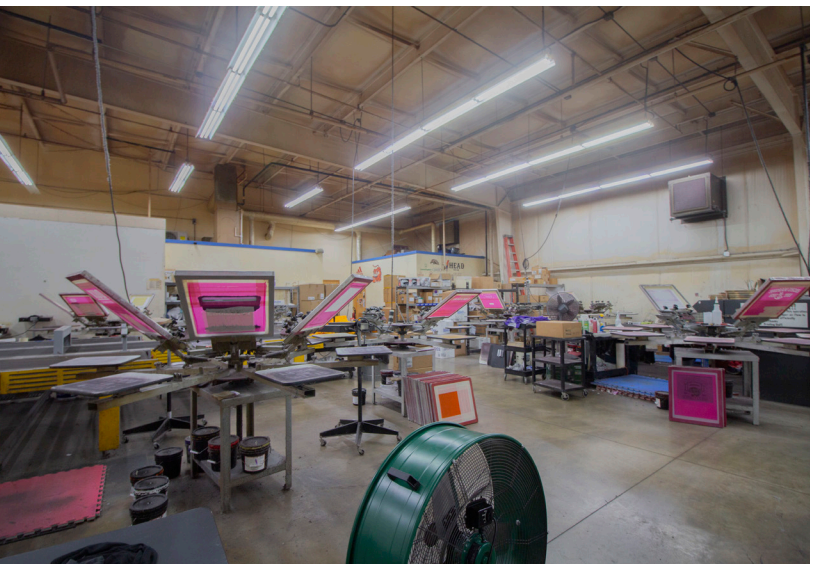
PROPERTY PHOTOS













PROPERTY PHOTOS











