

LANDMARK REDEVELOPMENT OPPORTUNITY

DOWNTOWN MUSKEGON

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MUSKEGON, MI 49440

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SALE PRICE	$1,200,000
Building Size	42,860 SF
Lot Size:	2.58 Acres
Price / SF:	$28
Parking	90+
Year Built:	1892
Zoning:	FBC-NC

PROPERTY OVERVIEW

Take the reins of an iconic lakeshore landmark. The historic Hackley Administration Building, a true architectural masterpiece in the heart of Downtown Muskegon, is available for a visionary developer to finalize its transformation. This property represents an unparalleled value proposition with approximately $4,000,000 in capital invested to date by current ownership. The challenging foundational work has been completed: the building's striking exterior structure is stabilized, and the interior has been demolished down to the studs. This leaves a blank slate that saves the incoming developer millions of dollars and years of site-prep timelines. Spanning 3 stories plus a massive basement with a generous total size of 43,860 square feet, the property was most recently slated for a high-end luxury boutique hotel project ("Hackley Castle"). The layout offers immense versatility, allowing a new owner to either complete the boutique hospitality buildout or seamlessly pivot the footprint toward luxury multifamily apartments, a vibrant mixed-use retail hub, or a prestigious corporate headquarters

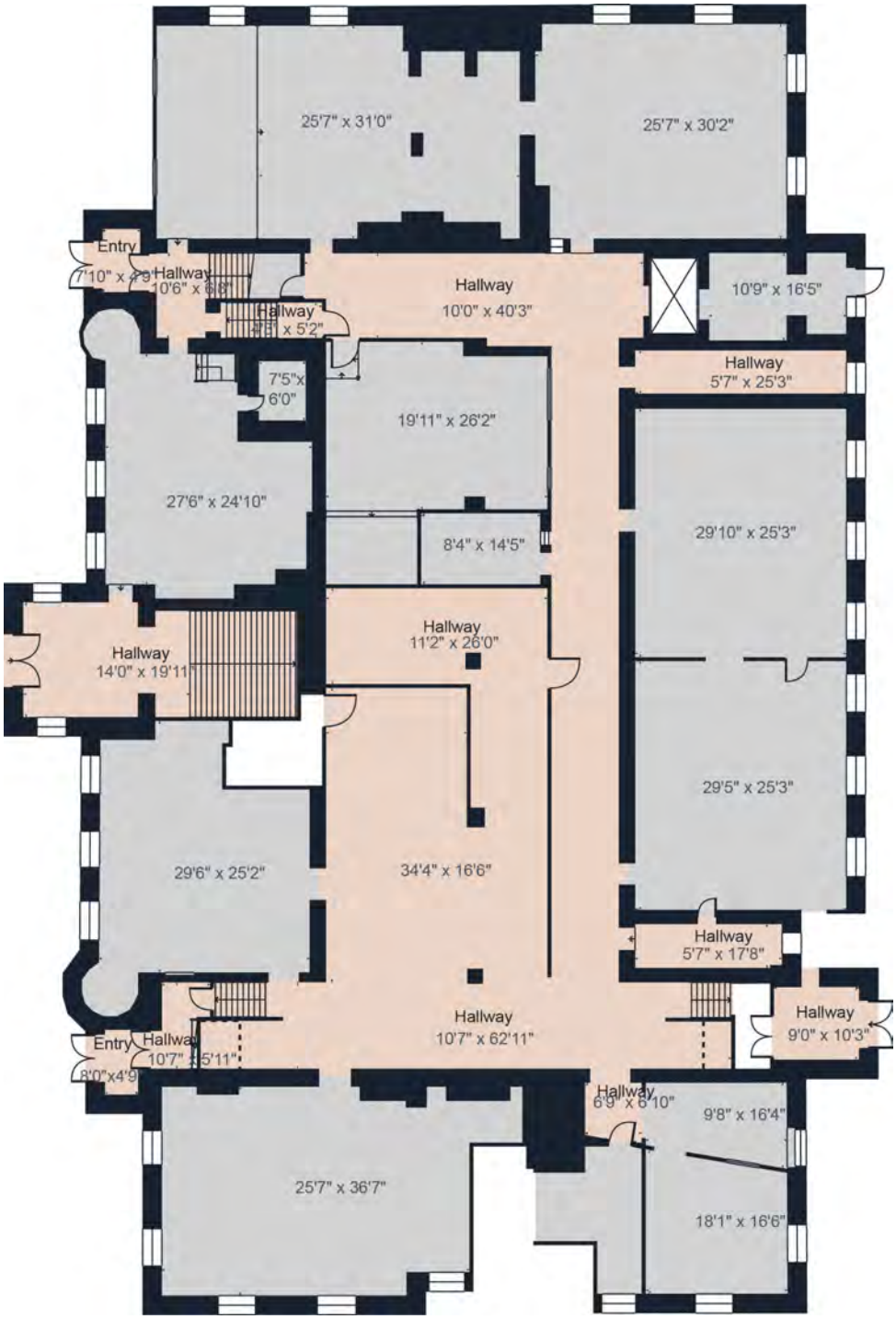
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BASEMENT



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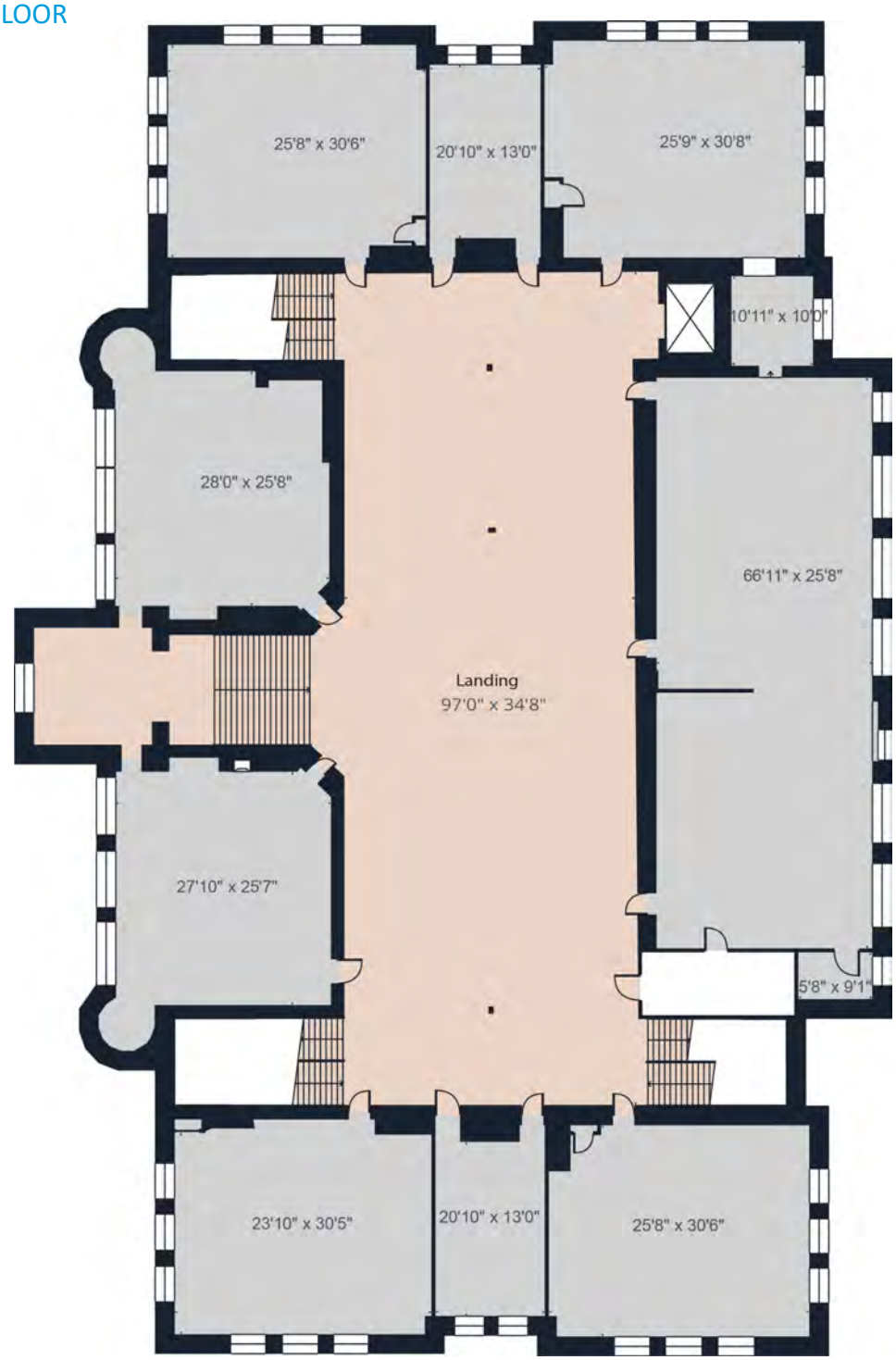
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1ST FLOOR



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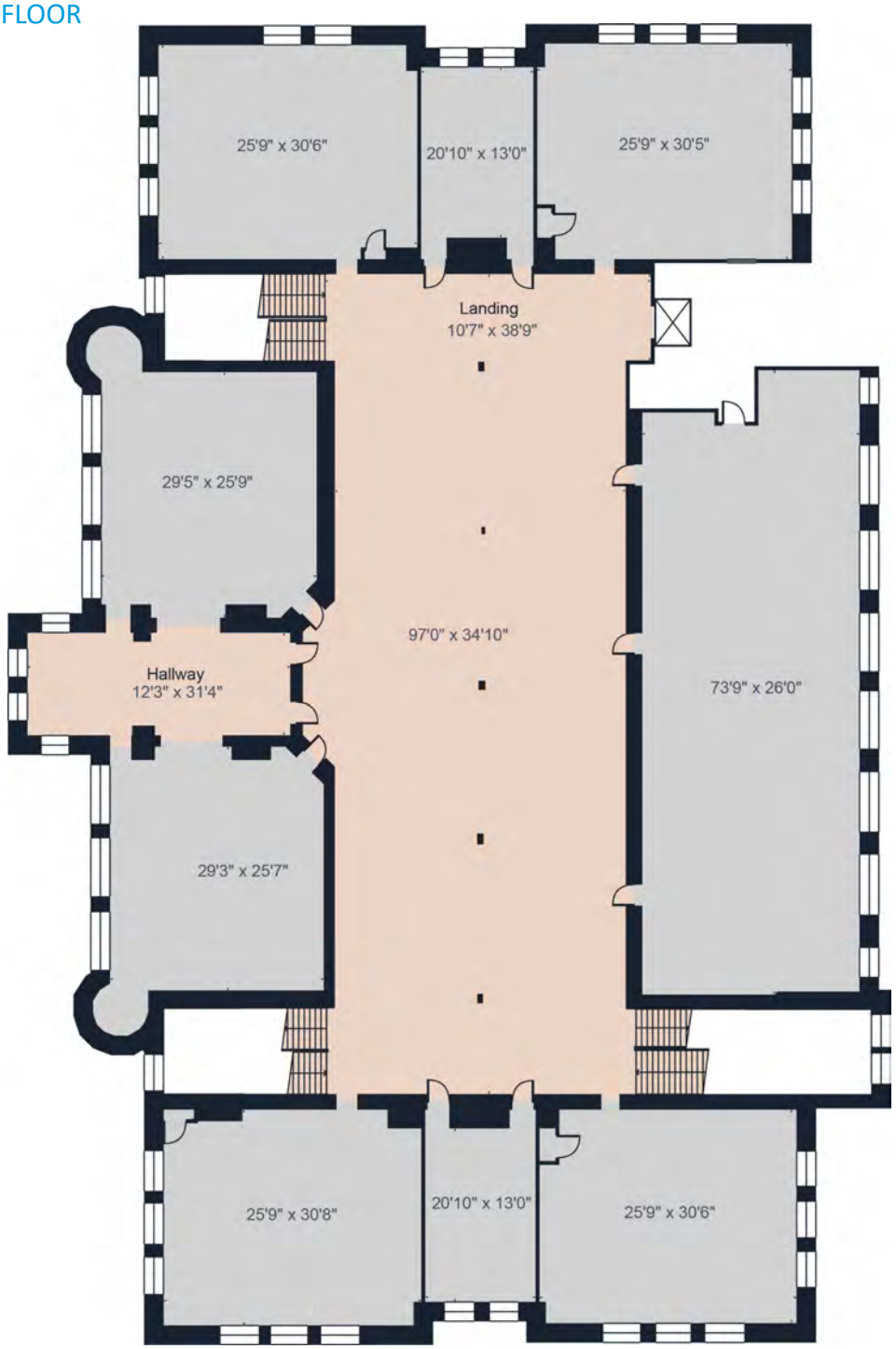
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2ND FLOOR



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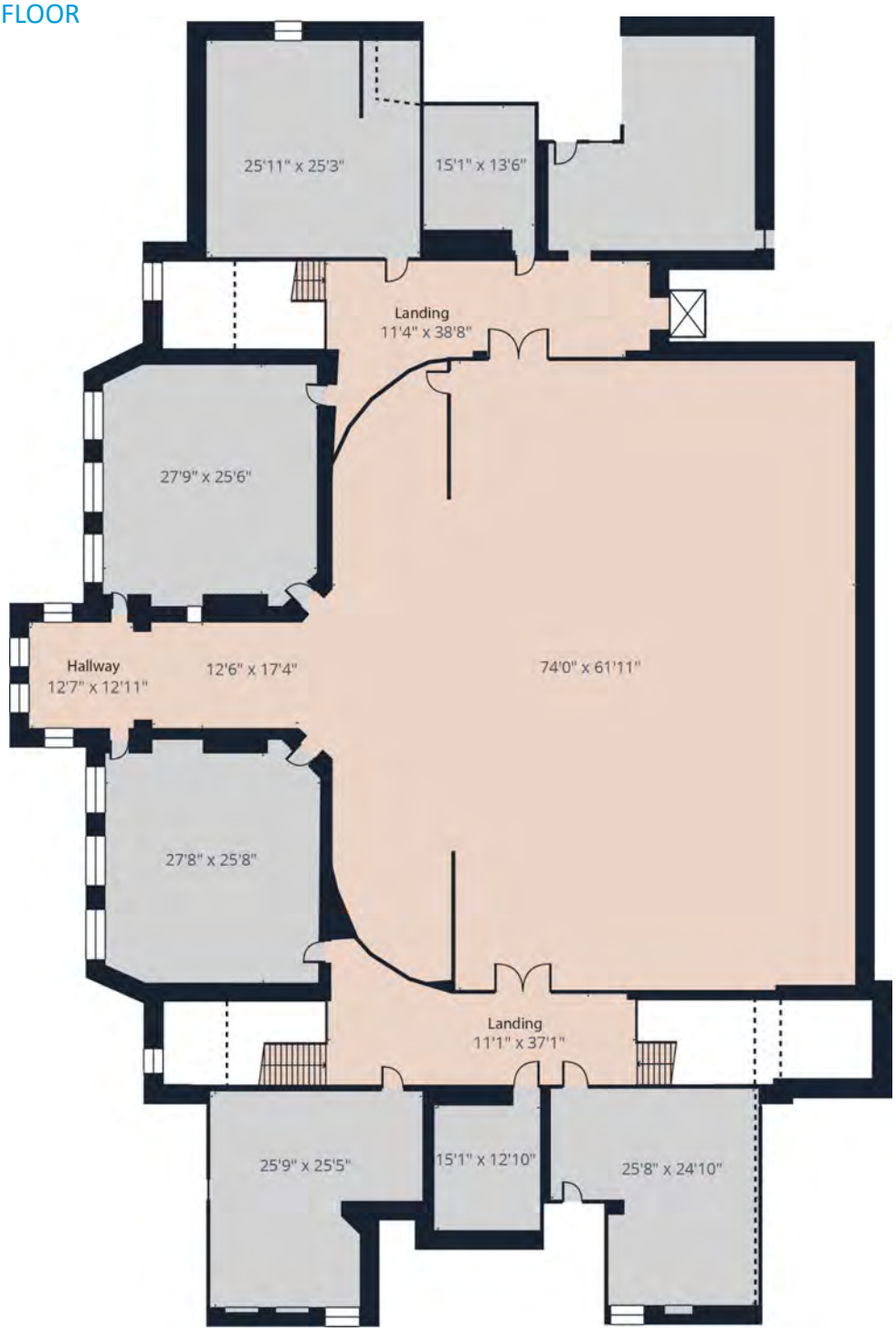
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3RD FLOOR



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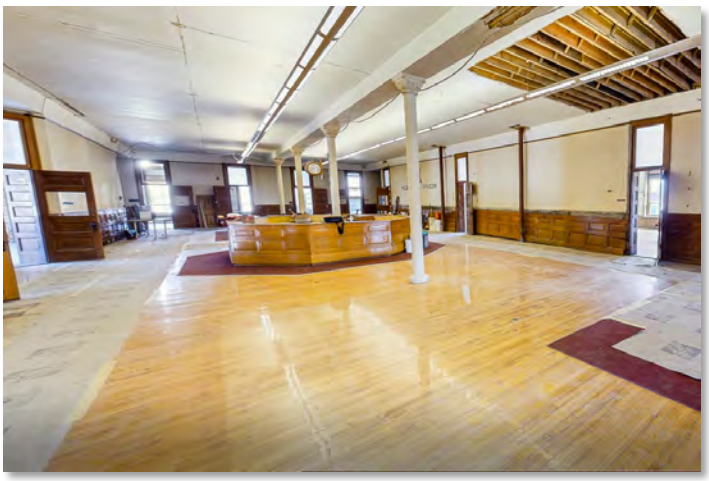
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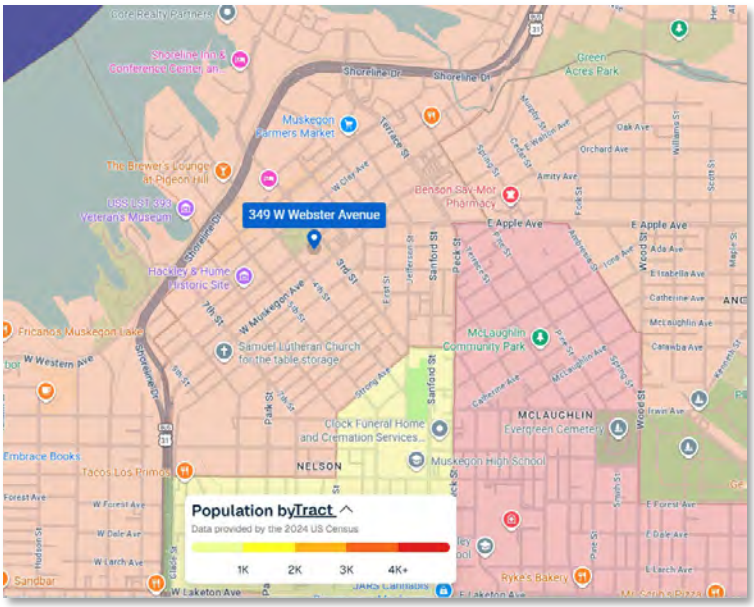


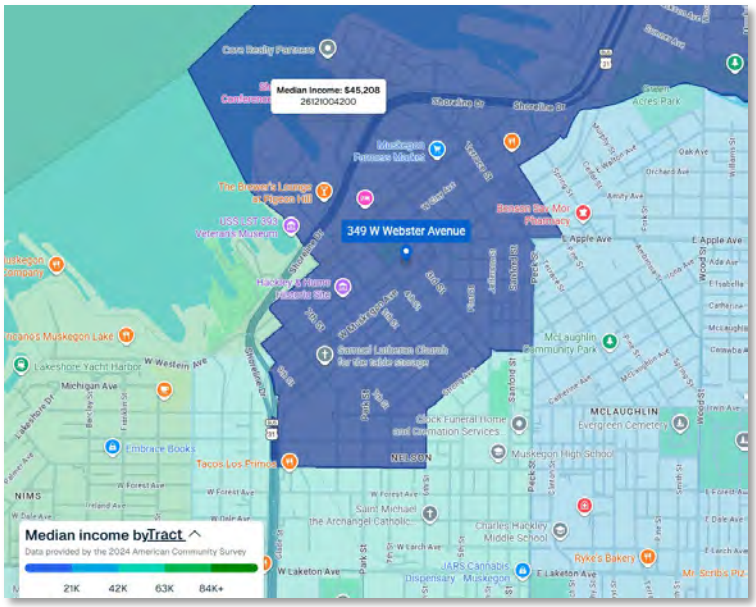
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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	20,797	$45,686
3 MILE	90,196	$55,171
5 MILE	125,333	$62,186



TRAFFIC COUNTS (TWO-WAY)	
6,066	W Muskegon Ave btwn 1st & 2nd
5,571	W Muskegon Ave btwn 5th & 6th
2,589	W Webster btwn 1st & 2nd
1,666	W Webster btwn 5th & 6th

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JOE KECK



Meet Joe Keck, a passionate professional with a robust background in leadership and sales. With a track record of success that speaks volumes, Joe is a driven individual whose passion for his latest endeavor in real estate knows no bounds. His unwavering commitment to excellence and client satisfaction sets him apart as a trusted partner in every transaction. Beyond his professional achievements, Joe is a devoted family man, finding immense joy in his role as a father to two daughters, Violet and Miia, and a son, Cyrus.

Rooted deeply in the vibrant community of Muskegon, MI, Joe's life is marked by a steadfast dedication to the city and its residents. In addition to his business acumen, Joe brings a unique perspective to the table as a former national and international touring musician. This experience has instilled in him a sense of discipline, creativity, and adaptability, qualities that enhance his effectiveness in every aspect of his life.

With Joe at the helm, rest assured that your real estate needs will be met with integrity, professionalism, and a genuine commitment to your success. His blend of empathy, compassion, and trustworthiness makes him a valuable asset in the pursuit of your real estate goals.

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BRYAN BENCH, SIOR



Bryan Bench, SIOR, specializes in commercial and industrial real estate throughout West Michigan, providing strategic advisory and transaction services for owners, investors, developers, municipalities, and financial institutions. Since entering the commercial real estate industry in 2000, Bryan has built a reputation for delivering results-driven solutions backed by deep market knowledge and a strong client-first approach.

Prior to his brokerage career, Bryan spent more than 10 years in environmental consulting, focusing on due diligence for commercial and industrial property transfers. This unique background provides clients with a distinct advantage, particularly in transactions involving industrial facilities, redevelopment opportunities, and potential brownfield sites across Michigan. His ability to identify risks, navigate regulatory considerations, and uncover value enhances outcomes for both buyers and sellers.

Bryan's experience includes the sale and leasing of industrial, office, retail, land, and investment properties. By leveraging the collective expertise of the Core Realty Partners team and maintaining a high level of professionalism and responsiveness, he has successfully negotiated a wide range of complex transactions throughout his career.

As a Partner at Core Realty Partners, Bryan manages the firm's Commercial Division and plays a key role in business development, client strategy, and transaction execution. His SIOR designation reflects his proven performance, industry expertise, and commitment to the highest standards of professional excellence in commercial real estate.

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