

**FOR LEASE 2,800 - 12,800 SF**



**Rare Retail & Warehouse Space for Lease**  
**M-22 Frontage and Across from the Apache Trout Grill**

**13680 S West Bayshore, Traverse City, MI**



**LACUNA COMMERCIAL**  
Advisors

Doug Todd  
(616) 340-7230  
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Real Estate Driven by Relationships

# RETAIL/WAREHOUSE FOR LEASE



**SUITE A - 5,000 Sq Ft. \$10.00 Modified Gross**  
**SUITE C - 2,800 Sq. Ft. \$8.00 Modified Gross**

**SUITE B - 5,000 Sq Ft. \$5.50 Modified Gross**  
**SUITE A/B/C - 12,800 Sq. Ft. \$7.00 Modified Gross**  
**SUITE A/B - 10,000 Sq. Ft \$7.50 Modified Gross**

## Prominent M-22 Location – Flexible Retail or Warehouse Space for Lease

This high-visibility property is available for lease in Elmwood Township, just outside Traverse City, directly off M-22 and across from Apache Trout Grill. With excellent access, plenty of parking, and nonstop traffic from both tourists and locals, the space is well suited for retail, warehouse, or storage use.

The building can be scaled into different sizes to meet tenant needs, offering strong flexibility for a variety of businesses. With a long history of continuous occupancy and an unbeatable location along one of Northern Michigan's busiest corridors, this property is a rare leasing opportunity.

## Property Features

|                         |                                 |
|-------------------------|---------------------------------|
| <b>LEASE SPACE SIZE</b> | <b>2,800 - 12,800 SF</b>        |
| <b>PARKING</b>          | <b>AMPLE ON-SITE PARKING</b>    |
| <b>PARCEL NO.</b>       | <b>004-033-113-00</b>           |
| <b>ZONING</b>           | <b>GC - GENERAL COMMERCIAL</b>  |
| <b>MUNICIPALITY</b>     | <b>ELMWOOD TOWNSHIP</b>         |
| <b>FLOORPLAN</b>        | <b>FLEXIBLE/DIVISIBLE SPACE</b> |
| <b>USAGE</b>            | <b>RETAIL/LIGHT INDUSTRIAL</b>  |



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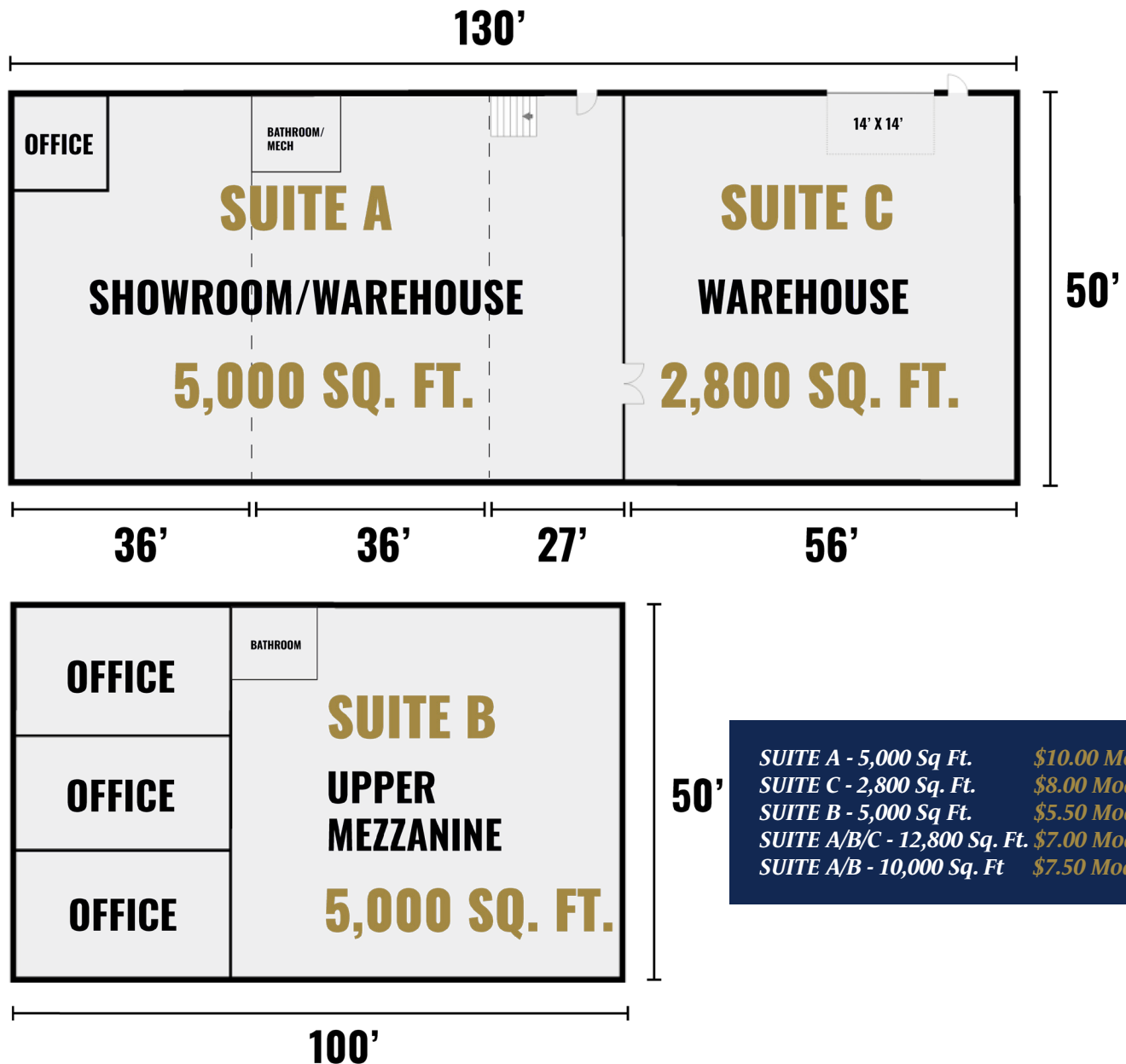
**Lacuna Commercial Advisors**  
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| SUITE A/B - 10,000 Sq. Ft    | \$7.50 Modified Gross  |

## FLOOR PLAN

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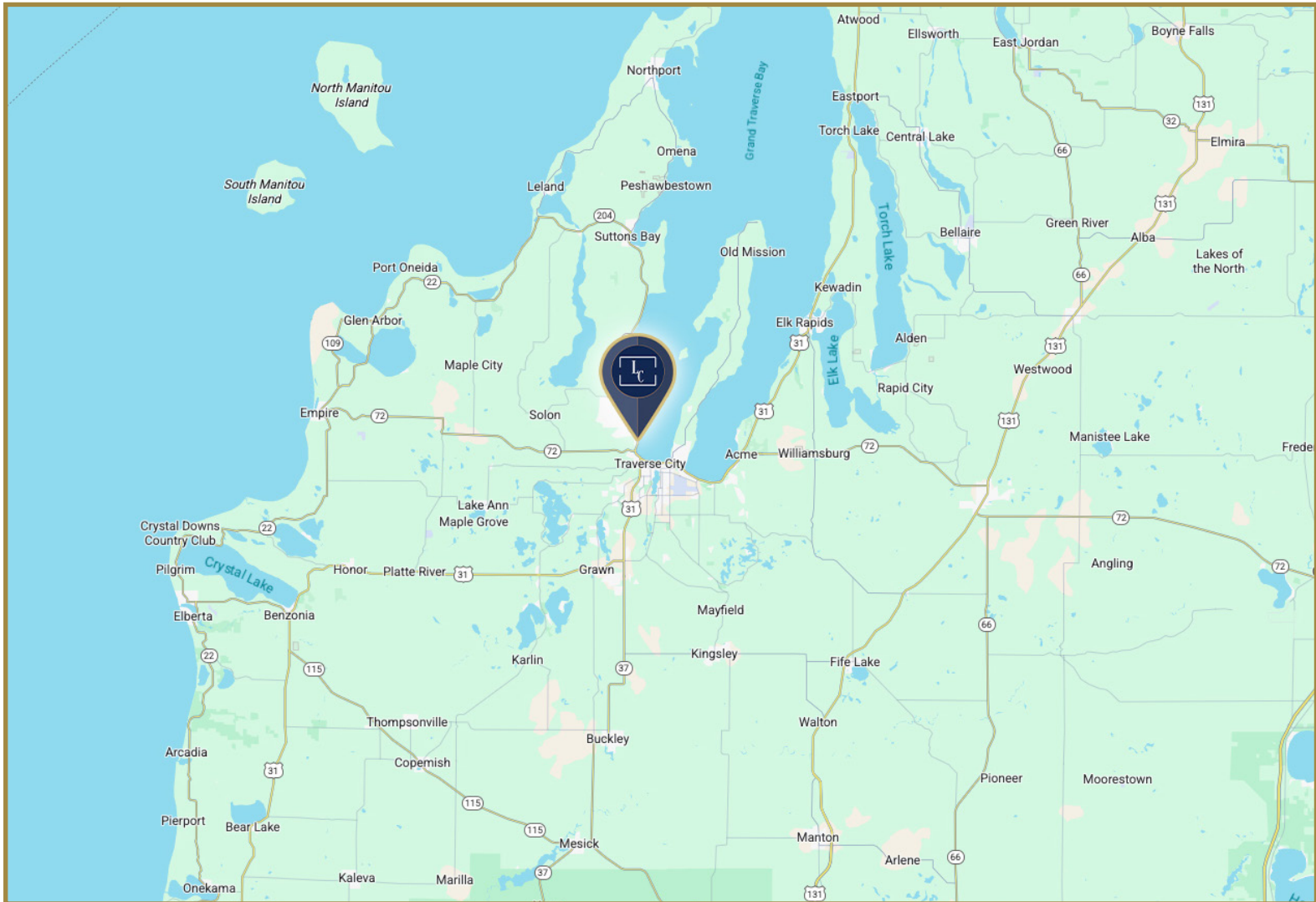
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## PROPERTY LOCATION

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