



Freestanding office investment for sale

This 7,243 SF office building sits on 2.48 acres in a strategic Northern Michigan location between Petoskey and Charlevoix. Currently 100% leased to a reputable, high-quality tenant, the property provides stable cash flow supported by nationally recognized backing.

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Sale Price:

\$1,650,000

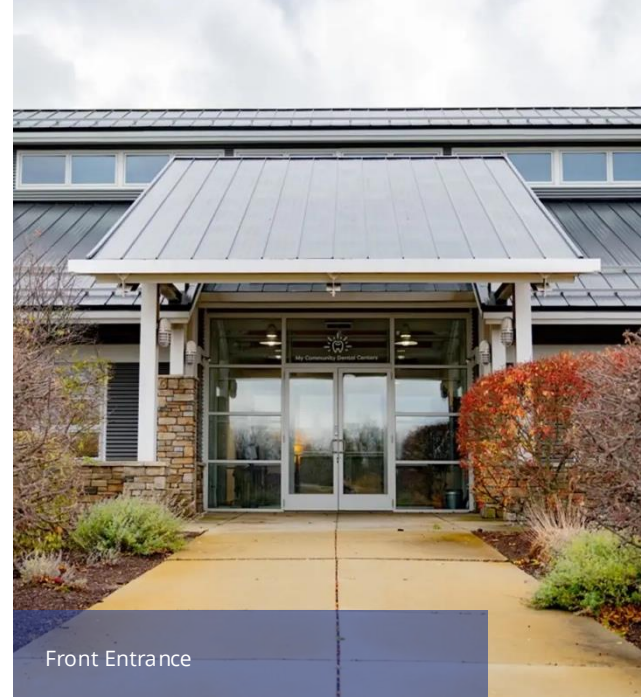
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2940 Parkview Dr Petoskey, MI

Building Size	7,243 SF
Lot Size	2.48 Acres
Built/Remodeled	2000/2018
Parking	42 Surface Spaces
Signage	Building
Zoning	PUD-2
Property Taxes (Summer 2026)	\$5,729.38
Assessed Value (2026)	\$779,100
Taxable Value (2026)	\$528,054
Municipality	Resort Township
Parcel Number	#13-18-02-400-028



Front Entrance



Side Exterior

PROPERTY HIGHLIGHTS

Investment Opportunity

100% leased to My Community Dental Centers with 12 years remaining on the lease. The property offers a 6.1% cap rate and \$106,825 NOI, providing stable cash flow and long-term income.

Functional Office Buildout

Well-appointed office space featuring a reception area, open work area, private offices, conference rooms, and a break room designed for efficient operations.

Strategic Location

Located on US-31 with traffic counts of 25,611 VPD, offering excellent visibility and accessibility. Surrounding residential communities help support a consistent client base.

Property Overview

This 7,243 SF office building sits on 2.48 acres between Petoskey and Charlevoix. Built in 2000 and remodeled in 2018, the property features modern, high-end finishes throughout.

Current Lease Financials

The property is leased on a NNN basis with 12 years remaining on the lease. The tenant has one, five-year renewal option at a 3.5% increase over their then current rate and 180 days notice.

Tenant has a termination option after 120th month with 6 months notice and payment of \$200,000

- Tenant pays all expenses including taxes and exterior grounds maintenance
- Lease has 3.5% annual increases

Time Period	Annual Rent	Monthly Rent	Rent/SF
10/15/2025 - 10/14/2026	\$106,825.25	\$8,902.10	\$14.75
10/15/2026 - 10/14/2027	\$110,564.08	\$9,213.67	\$15.26
10/15/2027 - 10/14/2028	\$114,433.82	\$9,536.15	\$15.80
10/15/2028 - 10/14/2029	\$118,439.00	\$9,869.92	\$16.35
10/15/2029 - 10/14/2030	\$122,584.37	\$10,215.36	\$16.92
10/15/2030 - 10/14/2031	\$126,874.85	\$10,572.90	\$17.52
10/15/2031 - 10/14/2032	\$131,315.44	\$10,942.95	\$18.13
10/15/2032 - 10/14/2033	\$135,911.48	\$11,325.96	\$18.76
10/15/2033 - 10/14/2034	\$140,668.38	\$11,722.37	\$19.42
10/15/2034 - 10/14/2035	\$145,591.78	\$12,132.65	\$20.10
10/15/2035 - 10/14/2036	\$150,687.49	\$12,557.29	\$20.80
10/15/2036 - 10/14/2037	\$155,961.55	\$12,996.80	\$21.53

Tenant Specifics



My Community Dental Centers is a non-profit organization operating over 30 dental centers across Michigan, established in 2006. They provide a wide range of dental services, from preventive to restorative care, and focus on serving patients with Medicaid, Healthy Michigan Plan, and other insurances, while also offering the MyDental Plan for uninsured patients.

The organization is one of the largest non-profit dental support organizations in the United States and partners with local health agencies to serve the community offers a full suite of services, ranging from routine preventive to restorative dentistry. They are fully equipped for all ages and to treat the unique needs of each patient. As national dental care provider they offer multiple services including:

- Administrative
- Preventative Care
- Restorative Care
- Cosmetic Dentistry
- Emergency Dental Care



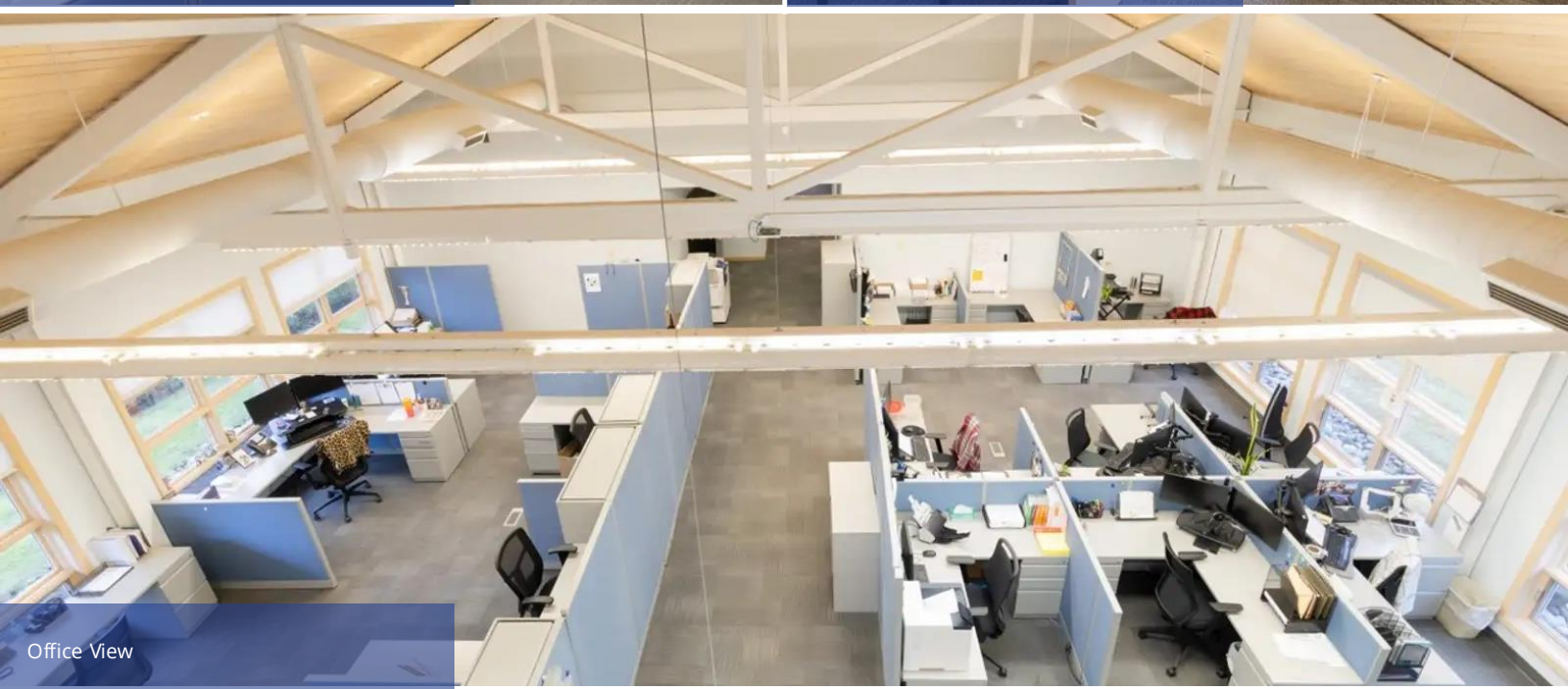
Front Reception



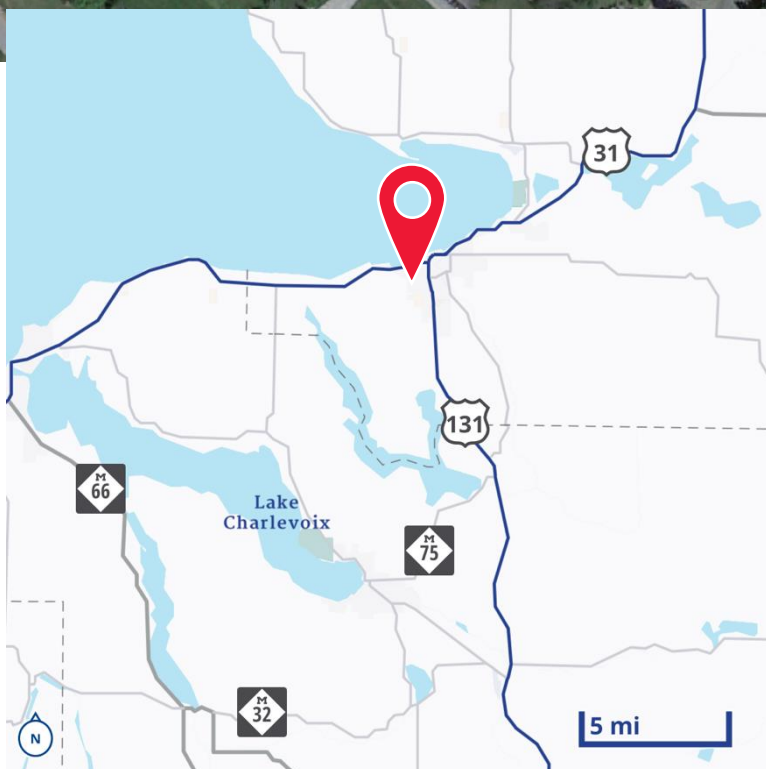
Cubicle Space



Private Office



Office View



DEMOGRAPHICS

Population	48,511
Daytime Population	52,443
Median household Income	\$81,375
Median age	47.9
Total businesses	3,561



[View Full Demographics](#)



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