



118 E Front St | Traverse City, MI 49684

SALE PRICE:	\$3,200,000
LOT SIZE:	27' X 165'
BUILDING SIZE:	9,045 SF
YEAR BUILT:	1900
ZONING:	C-4B REGIONAL CENTER

PROPERTY OVERVIEW

The Iconic Wurzburg Building is now on the market! Located on the most desirable 2 blocks of downtown Traverse City with over 9,000 SF between 3 floors. Handsome facade of natural wood with bay windows extended onto Front Street and a designated crosswalk in front of the building. The brick exteriors and interior add to the charm of this architectural gem. The brick interior walls could be revealed. With 10ft + ceilings it is prime for developing the upper floors. The full basement, not included in the 9045 SF, provides storage and space for mechanicals. There are (3) private parking spaces sitting behind the building. Ample parking exists behind the building in both metered lots and parking spaces. The space is zoned C-4B for commercial or residential use.

PROPERTY HIGHLIGHTS

- Historic 9,045 SF three Story Building with Full Basement
- Within the two most desirable blocks of Downtown Traverse City
- 1st floor retail and develop 2nd & 3rd floors into office or residential
- An architectural gem in a historic district with possible tax credits

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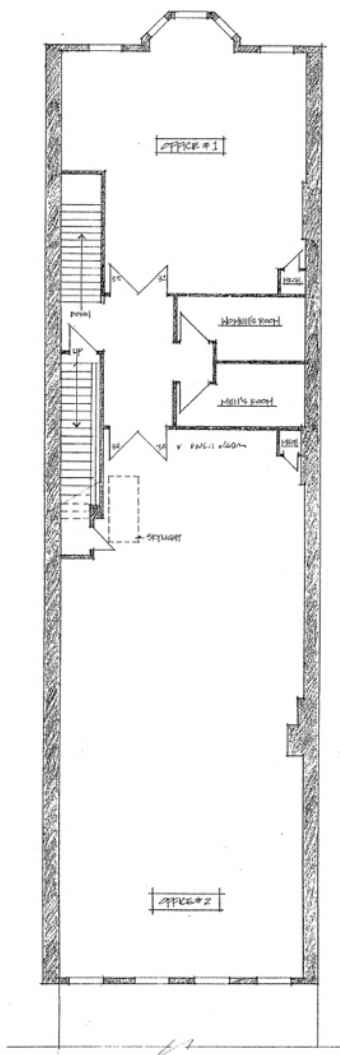
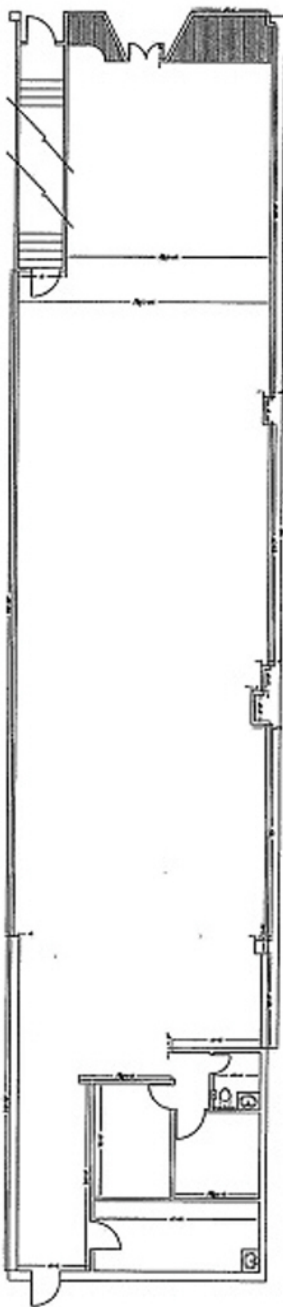


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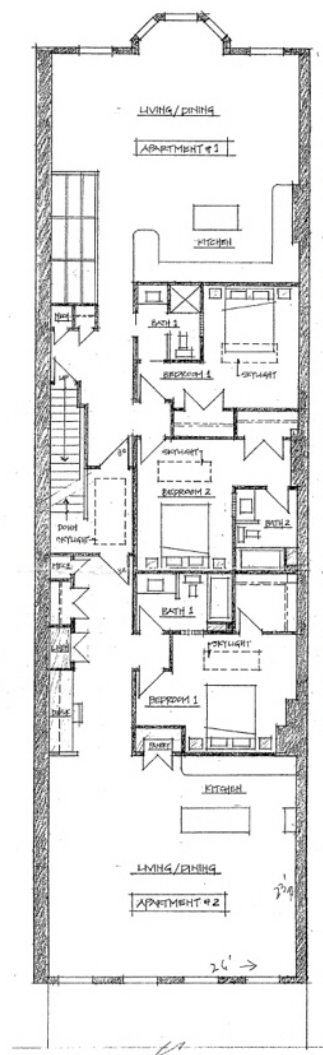


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Existing First Floor Retail



PROPOSED SECOND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



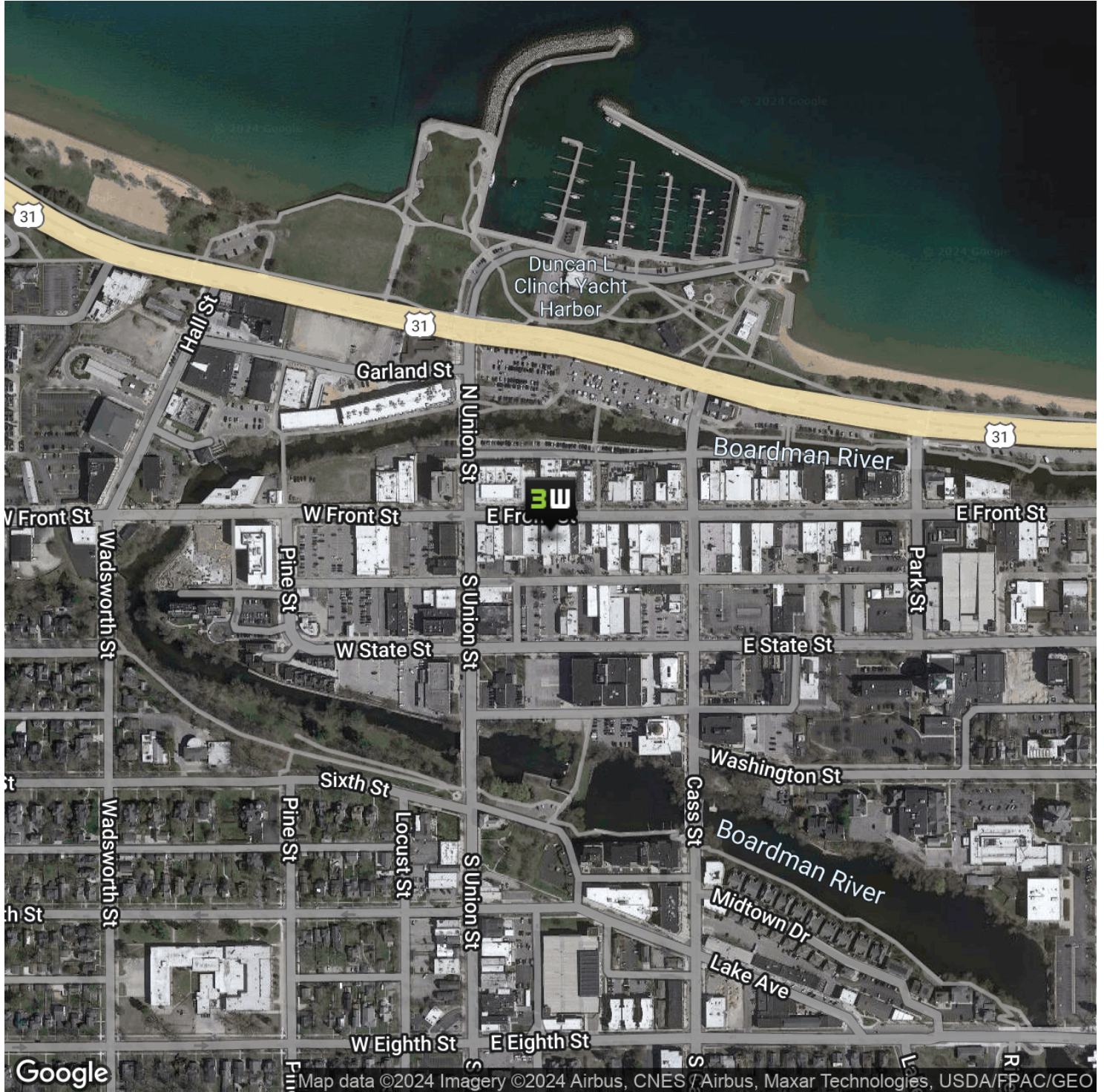
PROPOSED THIRD LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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RETAIL / DEVELOPMENT PROPERTY FOR SALE

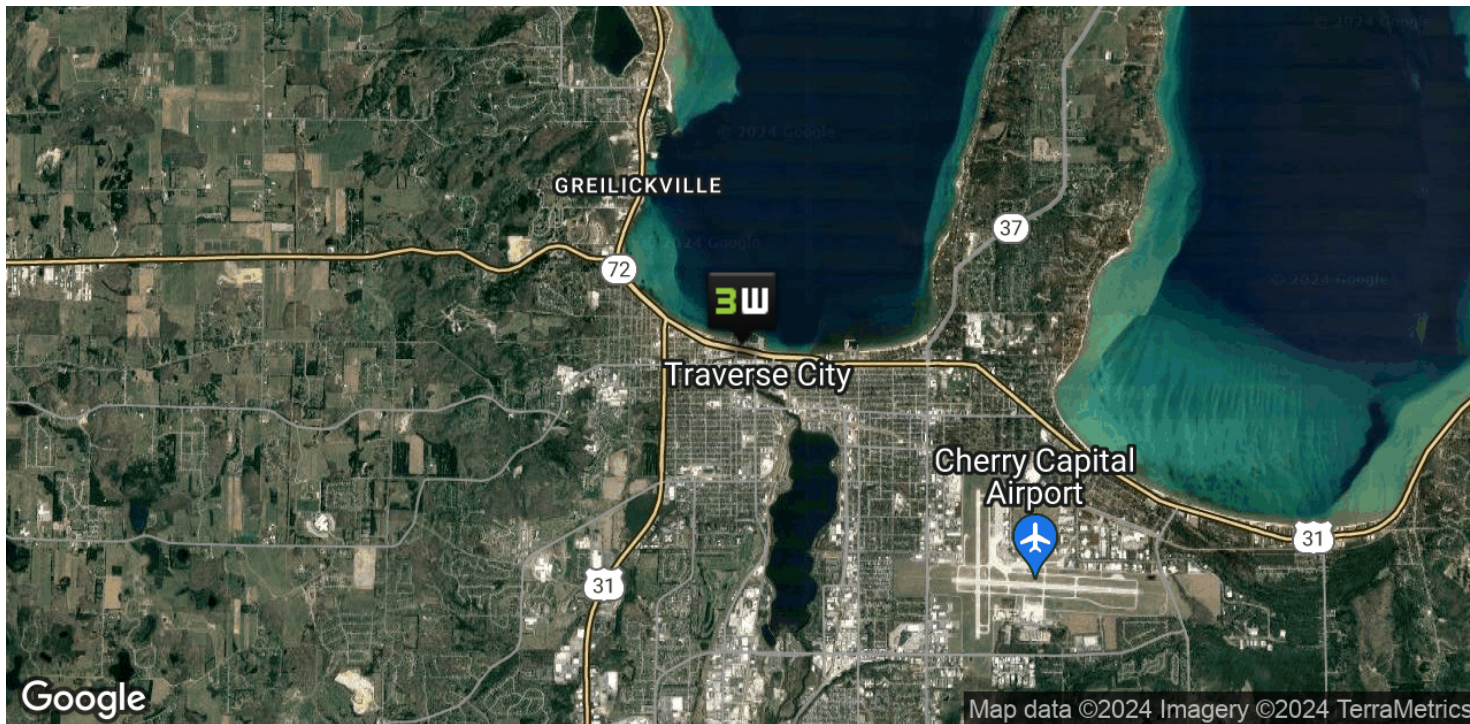
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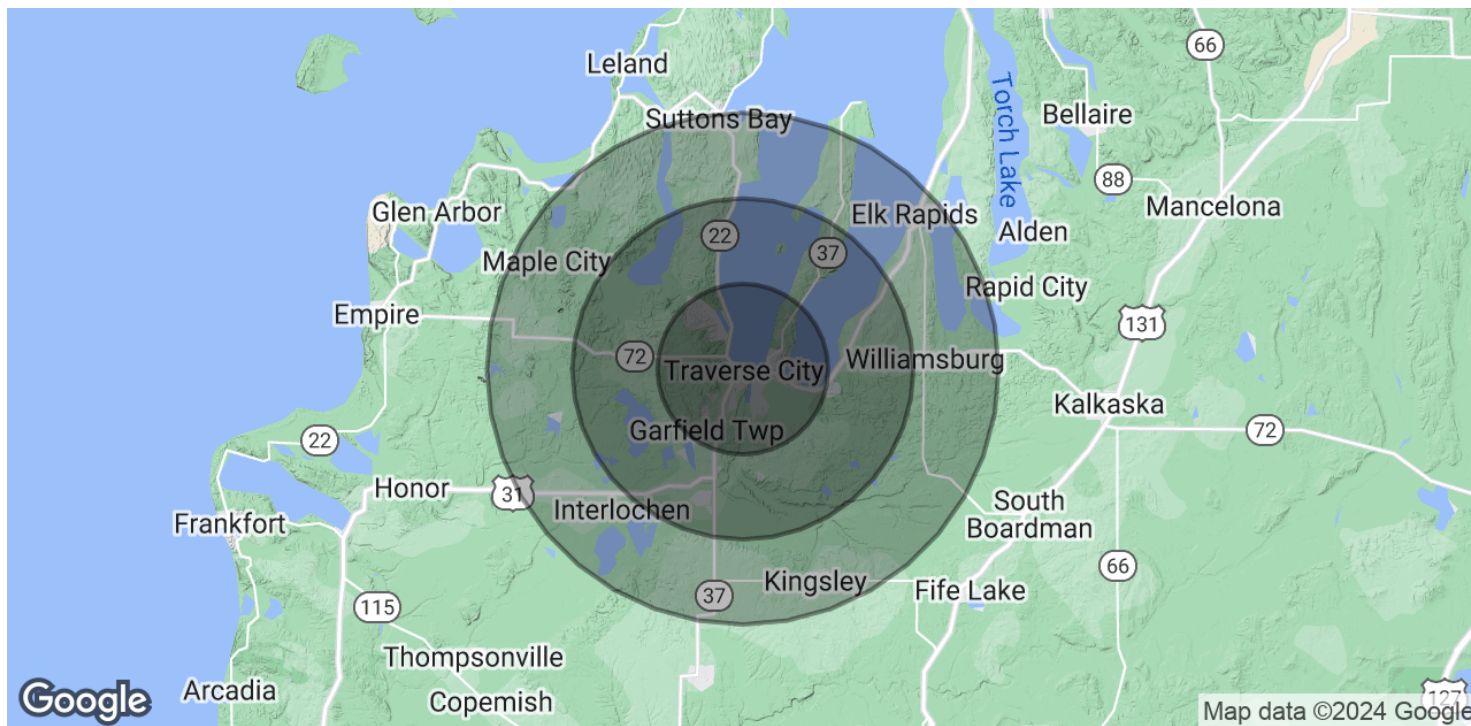
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	40,017	78,810	107,388
Average Age	44.1	43.8	44.5
Average Age (Male)	41.5	42.1	43.1
Average Age (Female)	47.1	45.8	46.2

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	19,813	37,621	53,106
# of Persons per HH	2.0	2.1	2.0
Average HH Income	\$72,425	\$74,152	\$71,958
Average House Value	\$265,785	\$259,567	\$261,716

* Demographic data derived from 2020 ACS - US Census

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