



118 E Front St | Traverse City, MI 49684

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

SALE PRICE:	\$2,790,000
LOT SIZE:	27' X 165'
BUILDING SIZE:	9,045 SF
YEAR BUILT:	1900
ZONING:	C-4B REGIONAL CENTER

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RETAIL / DEVELOPMENT PROPERTY FOR SALE

118 E Front St



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3W THREE WEST
COMMERCIAL



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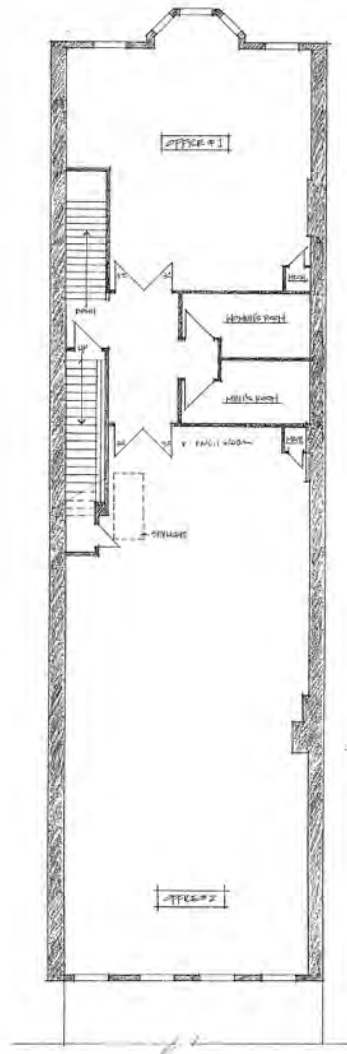
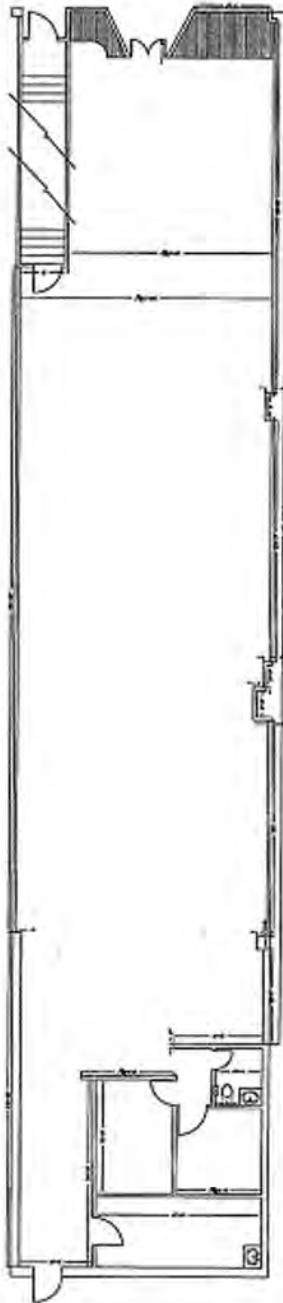


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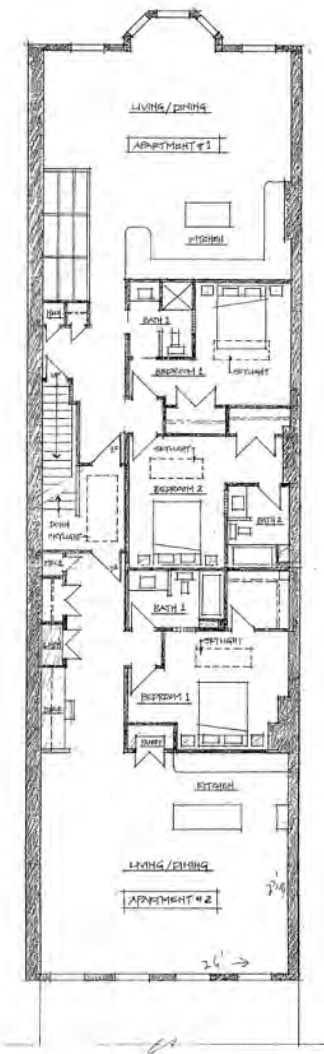
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3W THREE WEST
COMMERCIAL

Existing First Floor Retail



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



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

SPACE POTENTIAL | Interior Renderings

Existing First Floor Retail



EXISTING FIRST FLOOR
(RETAIL)



PROPOSED SECOND LEVEL
(OFFICE IN FRONT /
APARTMENT IN REAR)



ADDITIONAL USE POSSIBILITIES



BOUTIQUE
RETAIL



CAFE /
COFFEE SHOP



WELLNESS
STUDIO



GALLERY



CO-WORKING /
OFFICE



RESIDENTIAL
LIVE / WORK

FIRST FLOOR – RETAIL SPACE



Open retail space with front and rear bay windows and centered front entrance. High ceilings, natural light and flexible layout for a variety of retail uses.



SECOND LEVEL – OFFICE IN FRONT, APARTMENT IN REAR



FRONT (OFFICE)
Bright office space with bay window views. Open layout ideal for studios, creative firms, or professional offices.



REAR (APARTMENT)
Private apartment with living area, kitchen, and dining space. Large rear window provides natural light and privacy.

THIRD LEVEL – RESIDENTIAL



FRONT (KITCHEN / LIVING)
Open kitchen and living area with bay windows filling the space with natural light. Perfect for everyday living and entertaining.



REAR (BEDROOM)
Quiet and private bedroom retreat with ample closet space and a large rear window overlooking the back.

KEY FEATURES

- High ceilings and open layouts
- Front and rear natural light
- Flexible zoning for various uses

Proposed Remodel Rendering 118 E Front St

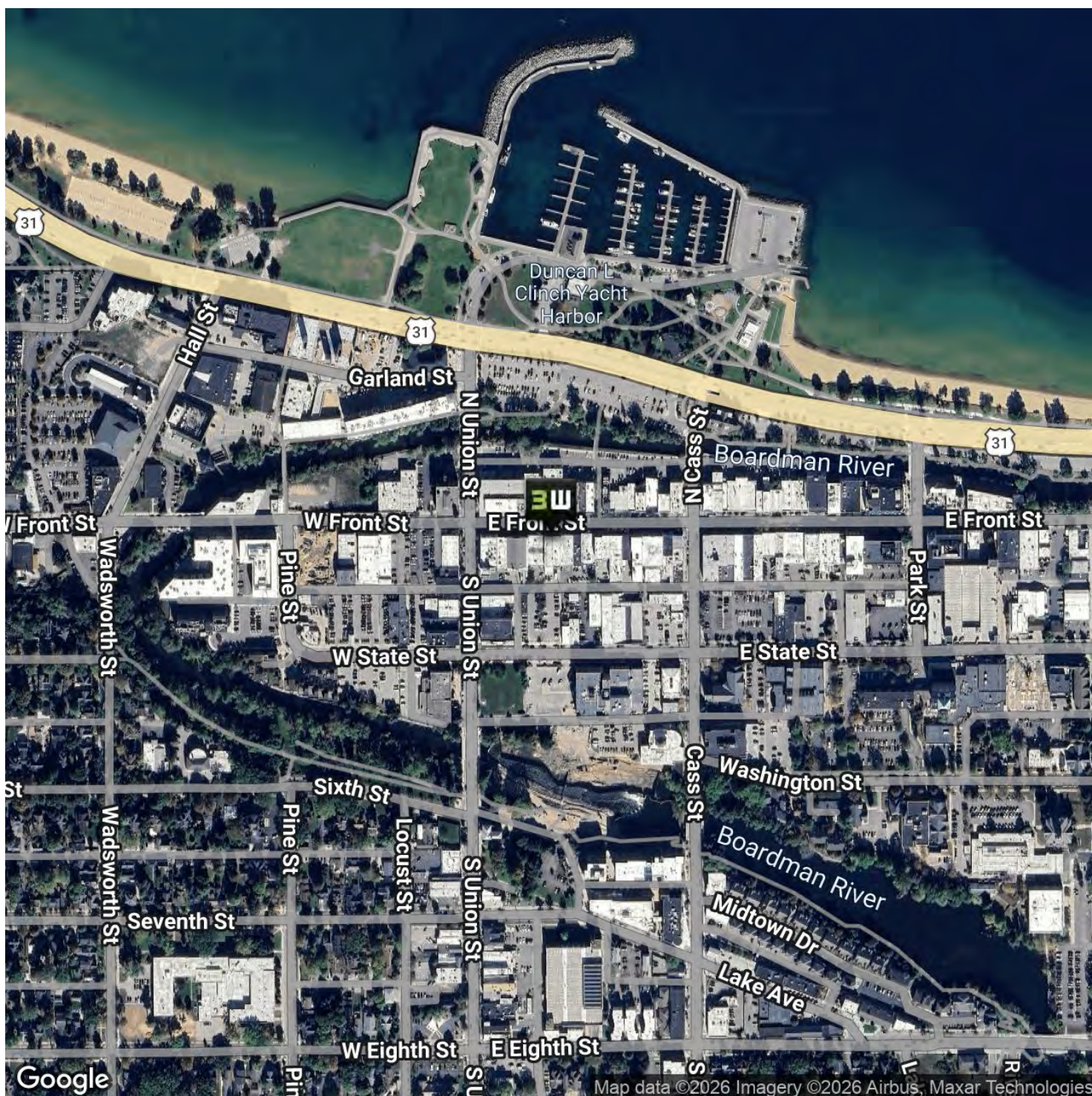
Renderings are for illustrative purposes only. Not to scale.

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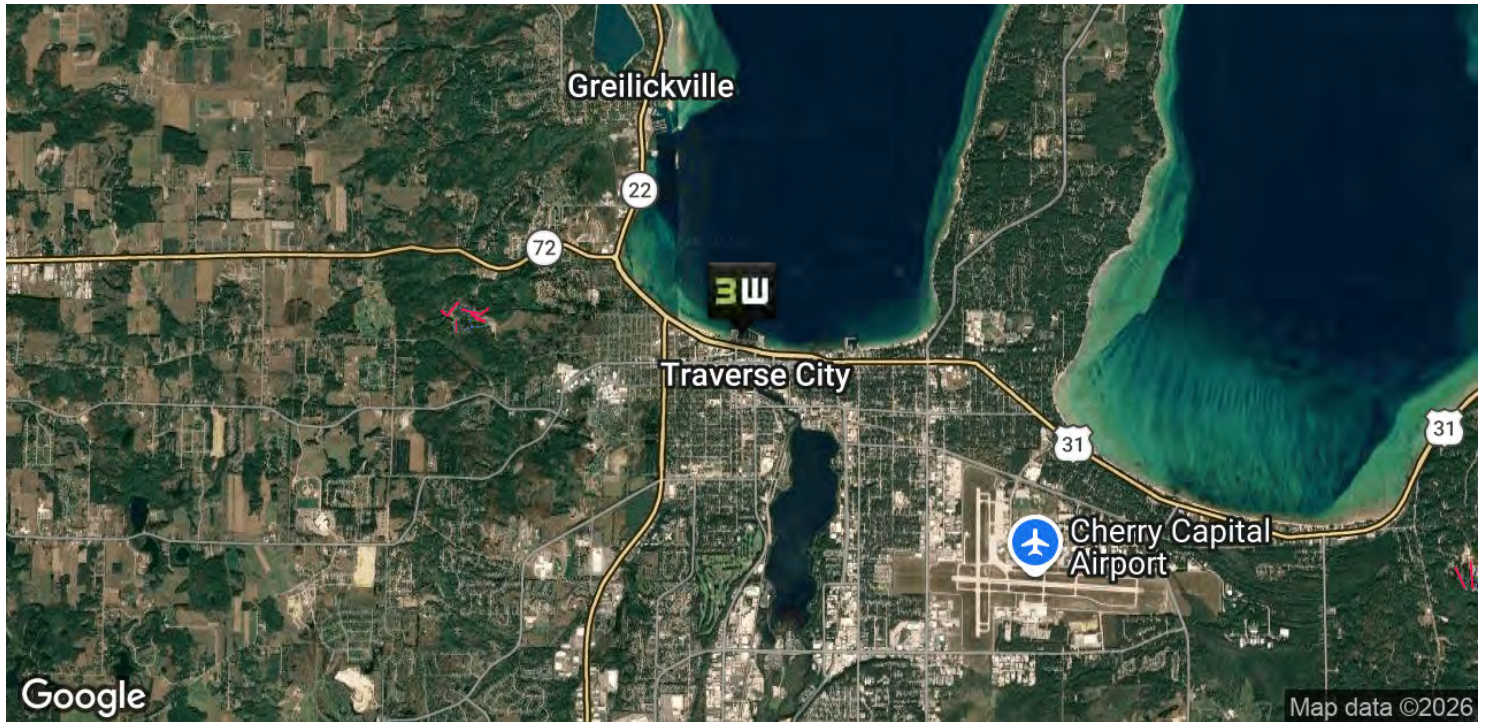
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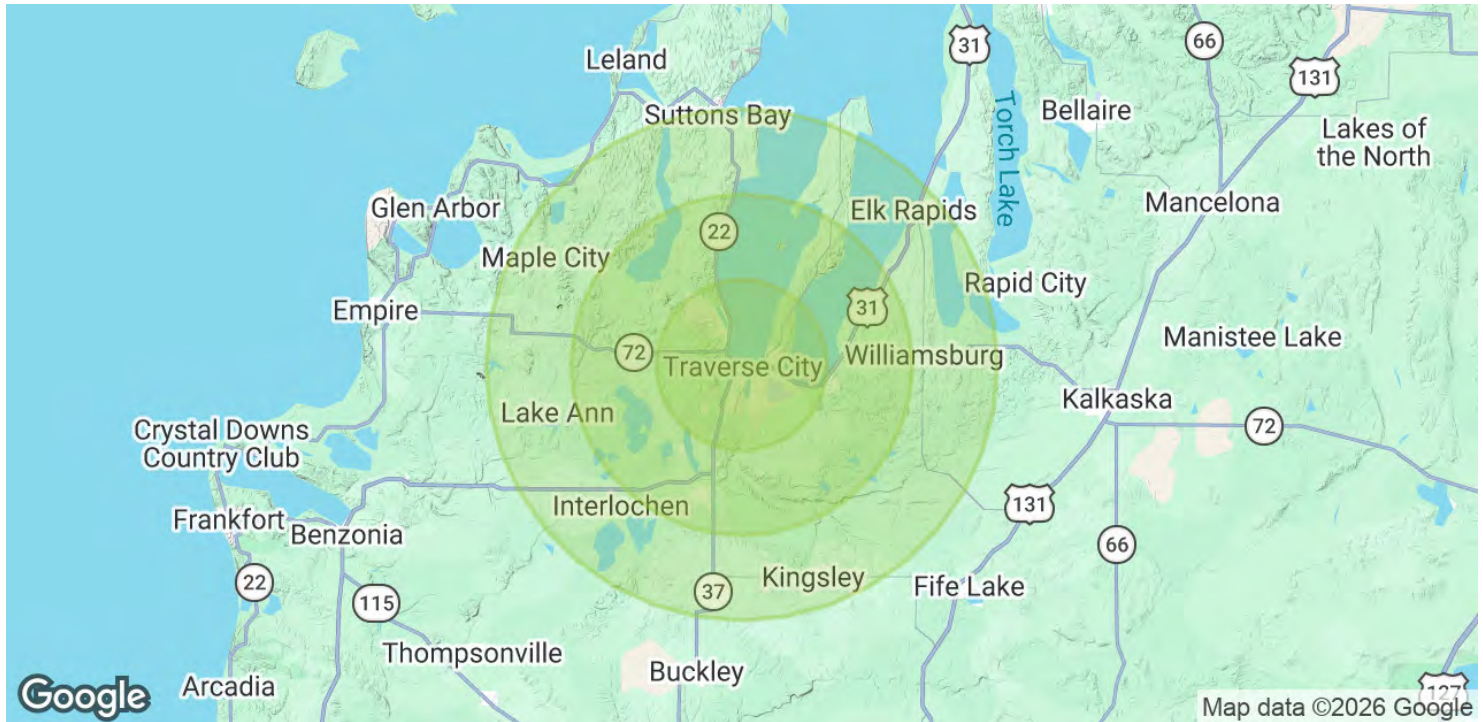
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**POPULATION****5 MILES****10 MILES****15 MILES**

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

2020 American Community Survey (ACS)

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