



OFFICE BUILDING FOR SALE

1040 E Front St

executive summary



1040 E Front St | Traverse City, MI 49686

SALE PRICE:	\$799,000
LOT SIZE:	0.25 ACRES
BUILDING SIZE:	1,864 SF
YEAR BUILT:	1981
ZONING:	HR - HOTEL RESORT DISTRICT

PROPERTY OVERVIEW

Introducing a prime investment opportunity at 1040 E Front St, Traverse City, MI. This 1,864 SF building, built in 1981 and zoned HR-Hotel Resort District, sits on 0.25 Acres and offers an ideal setting for an office user or office building investment. With a strategic location on US-31, this property boasts high traffic volume and exceptional visibility, ensuring maximum exposure. Positioned in the bustling Traverse City area at one of the busiest corridors in the County.

This offering is also available with two adjacent vacant lots totaling 0.63 AC for \$1,198,000.

PROPERTY HIGHLIGHTS

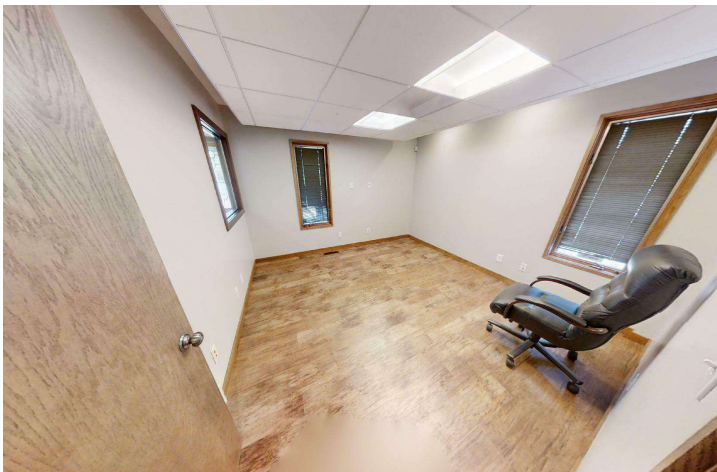
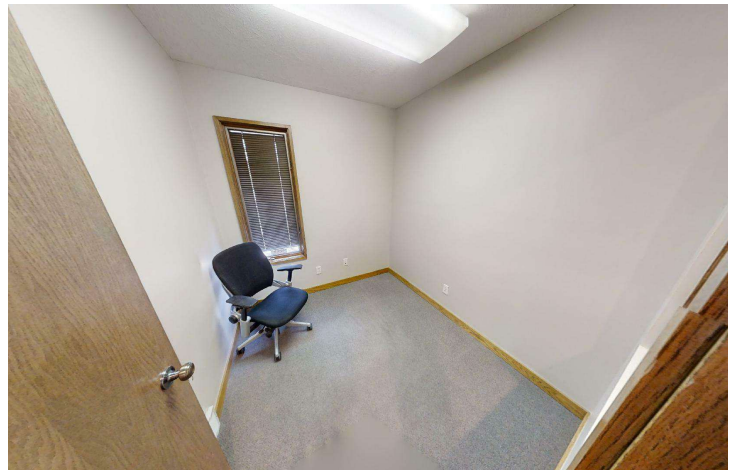
- Great Location on US-31
- High Traffic Volume and Visibility
- Finished Lower Level
- Access to US-31 and the Alley

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com



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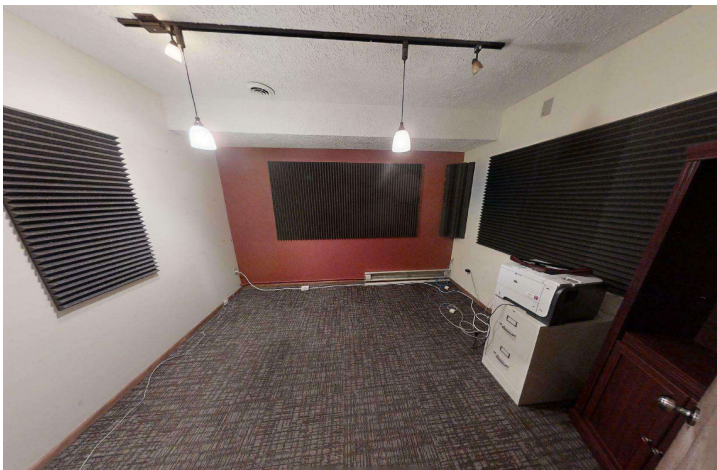
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**3W THREE WEST
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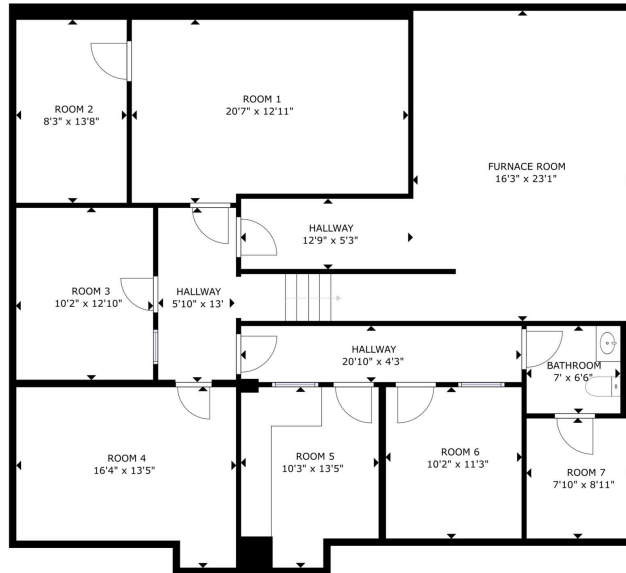
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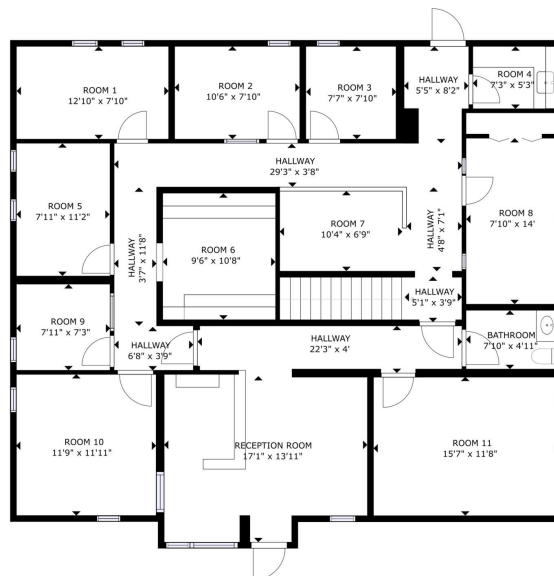
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3W THREE WEST
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FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1815 sq ft, FLOOR 2: 1620 sq ft
TOTAL: 3435 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 1815 sq ft, FLOOR 2: 1620 sq ft
TOTAL: 3435 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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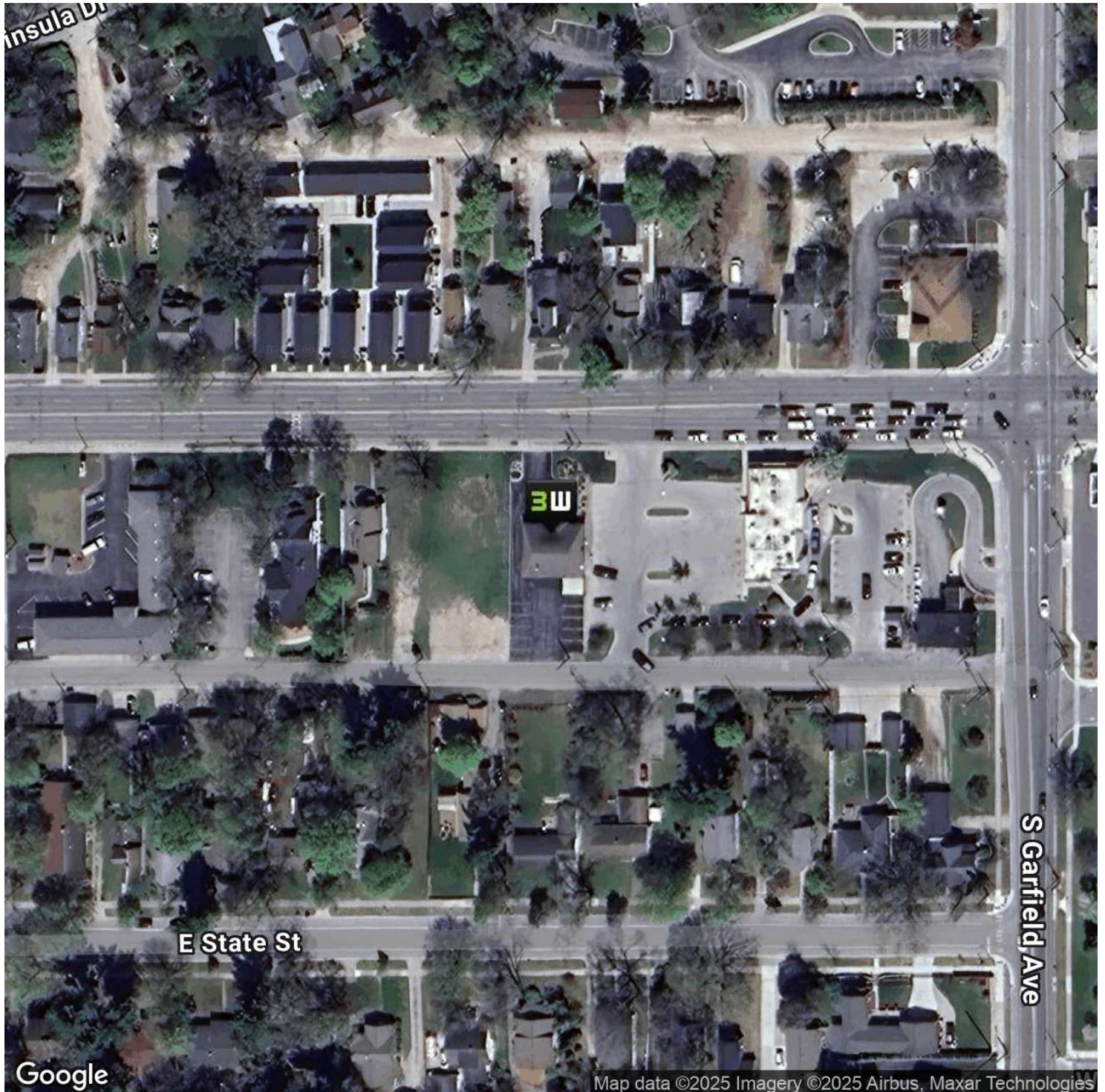


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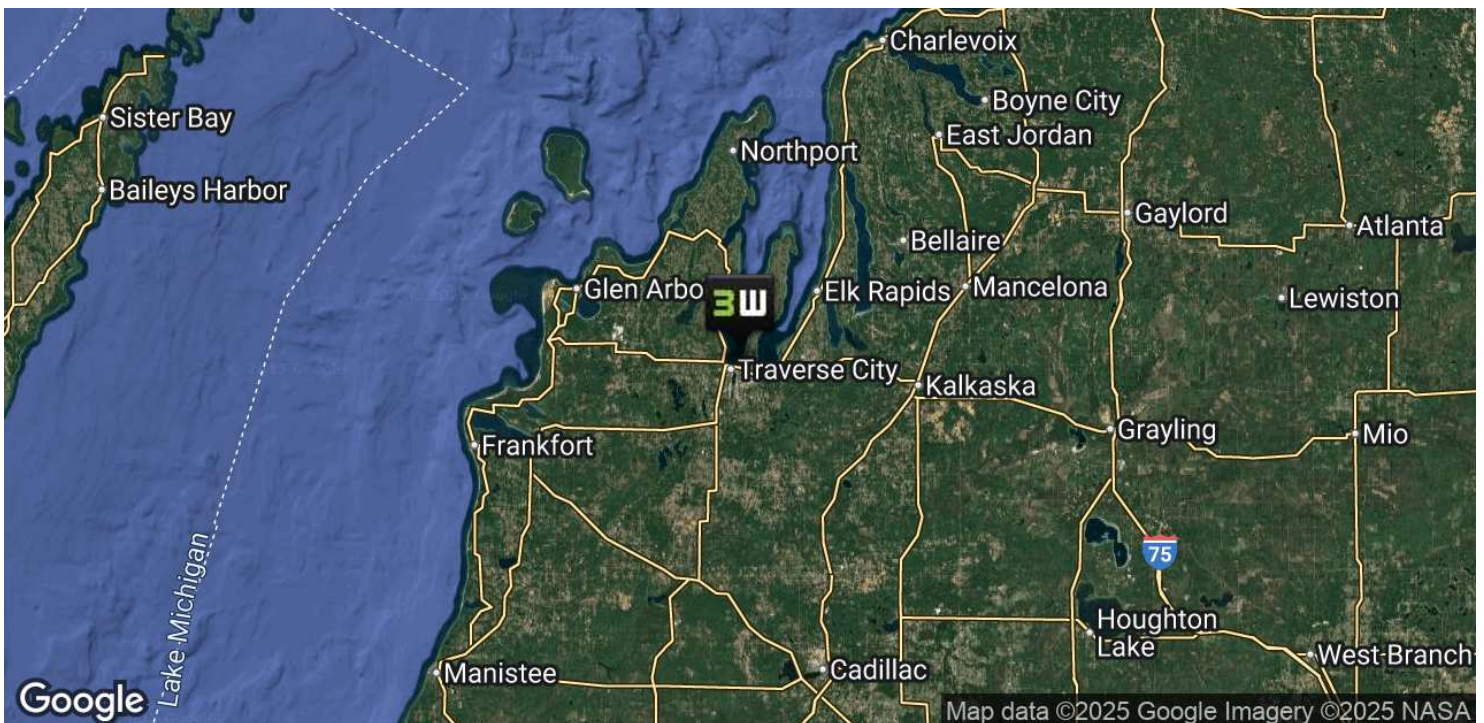
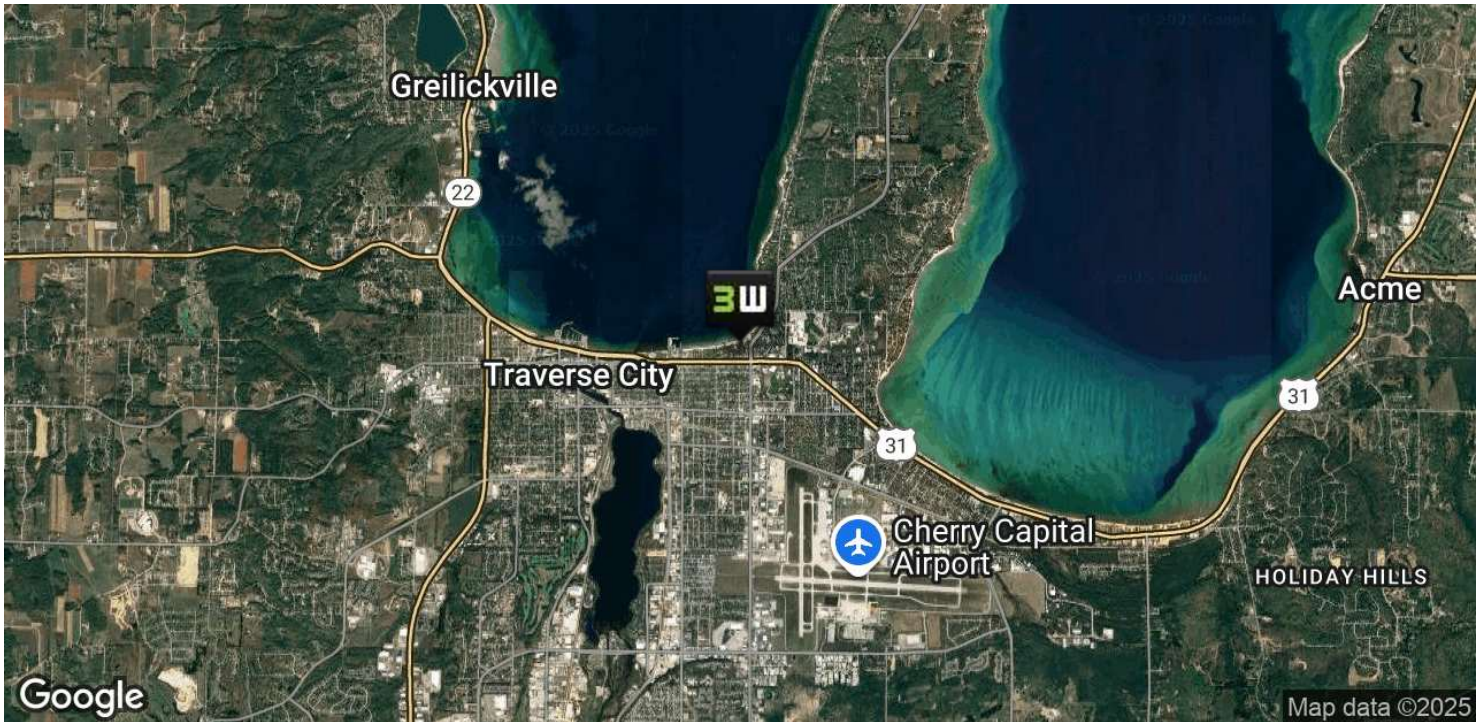
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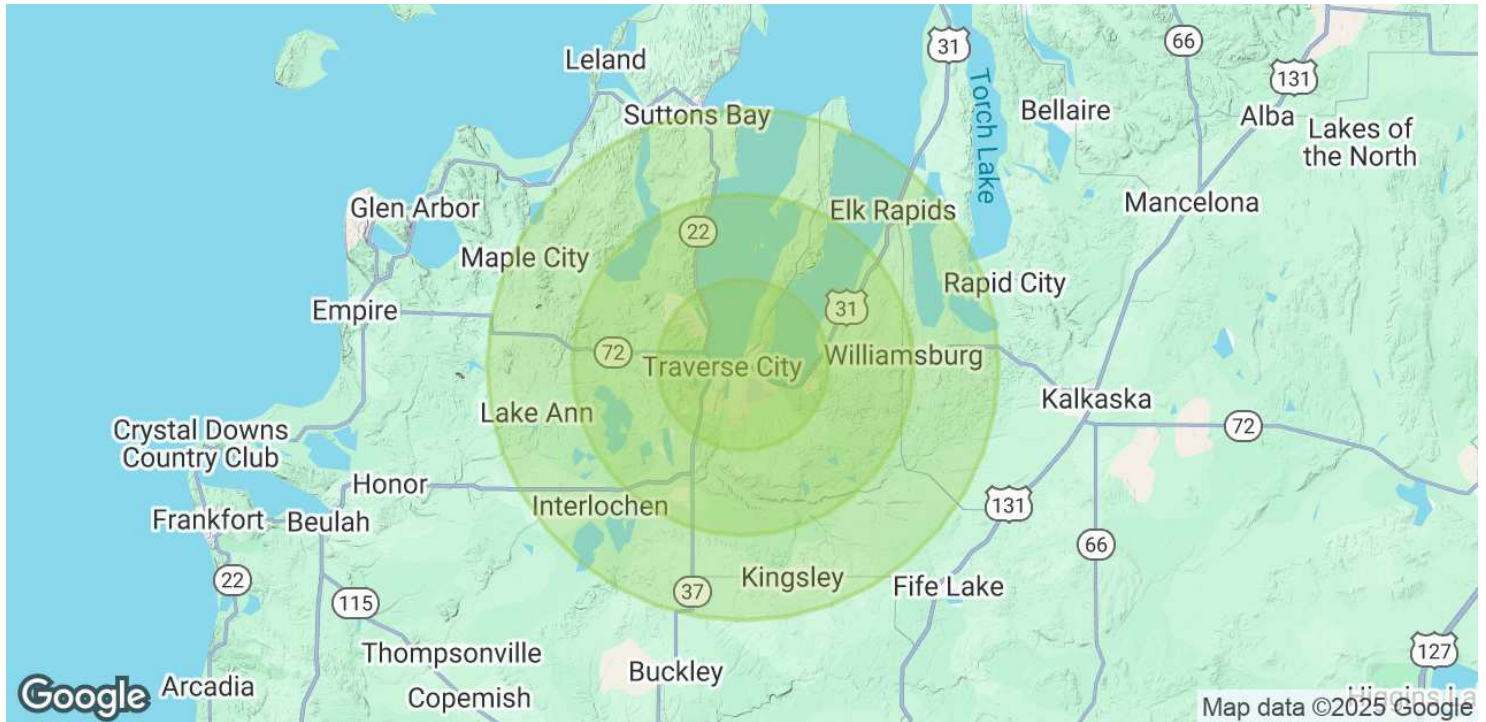
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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	43,939	80,912	114,775
Average Age	45	44	45
Average Age (Male)	43	43	43
Average Age (Female)	47	46	46

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	20,259	35,006	48,631
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$87,219	\$90,413	\$92,667
Average House Value	\$423,568	\$420,183	\$422,198

Demographics data derived from AlphaMap

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