OFFICE BUILDING FOR SALE

3639 Cass Rd

executive summary



3639 Cass Rd | Traverse City, MI 49684

SALE PRICE:	$599,000
LOT SIZE:	0.68 ACRES
BUILDING SIZE:	5,038 SF
YEAR BUILT:	1945
ZONING:	COMMERCIAL

PROPERTY OVERVIEW

A Prime Office Building for a User and or Investor. An impressive property boasting a 5,038 SF building, recently remodeled and zoned Commercial, making it an ideal space for a variety of business endeavors. Located in the thriving Traverse City area, this property offers an excellent foundation for establishing or expanding a professional presence. Centrally located and on a main connection road. With half the building leased, this is an Ideal opportunity to move into the vacant area and enjoy the income stream of the other half at the same time having the additional room to expand in the future. Would likely work well for SBA financing.

PROPERTY HIGHLIGHTS

- 5,038 SF Office Building
- Zoned Commercial
- Strategic Traverse City Location
- 3,112 Space vacant and move in ready
- Plenty of onsite parking.

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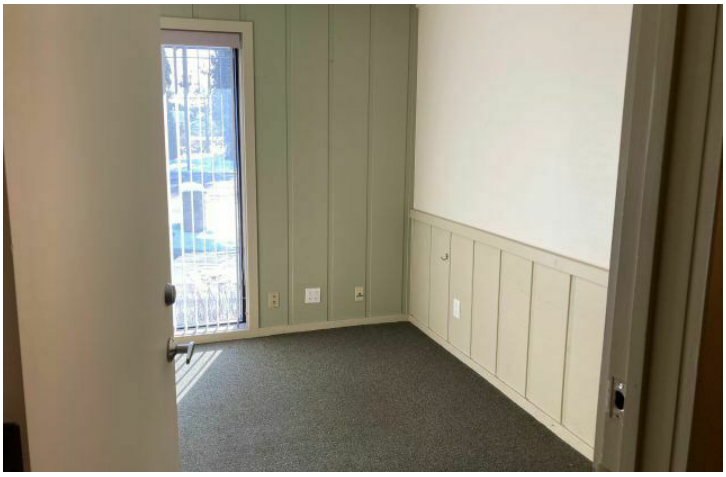
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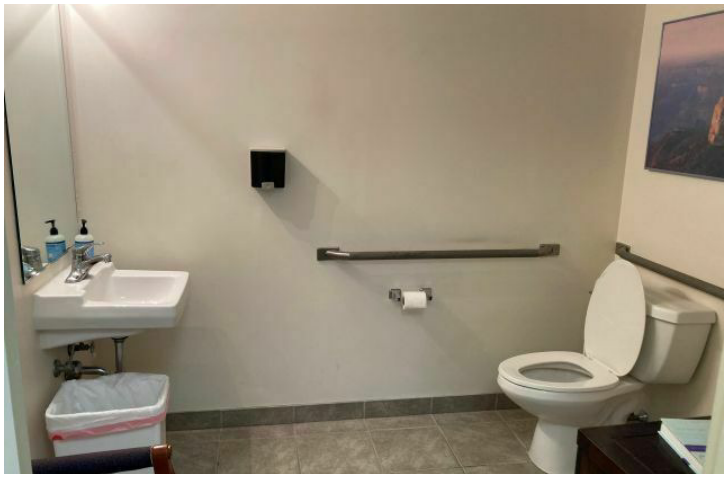
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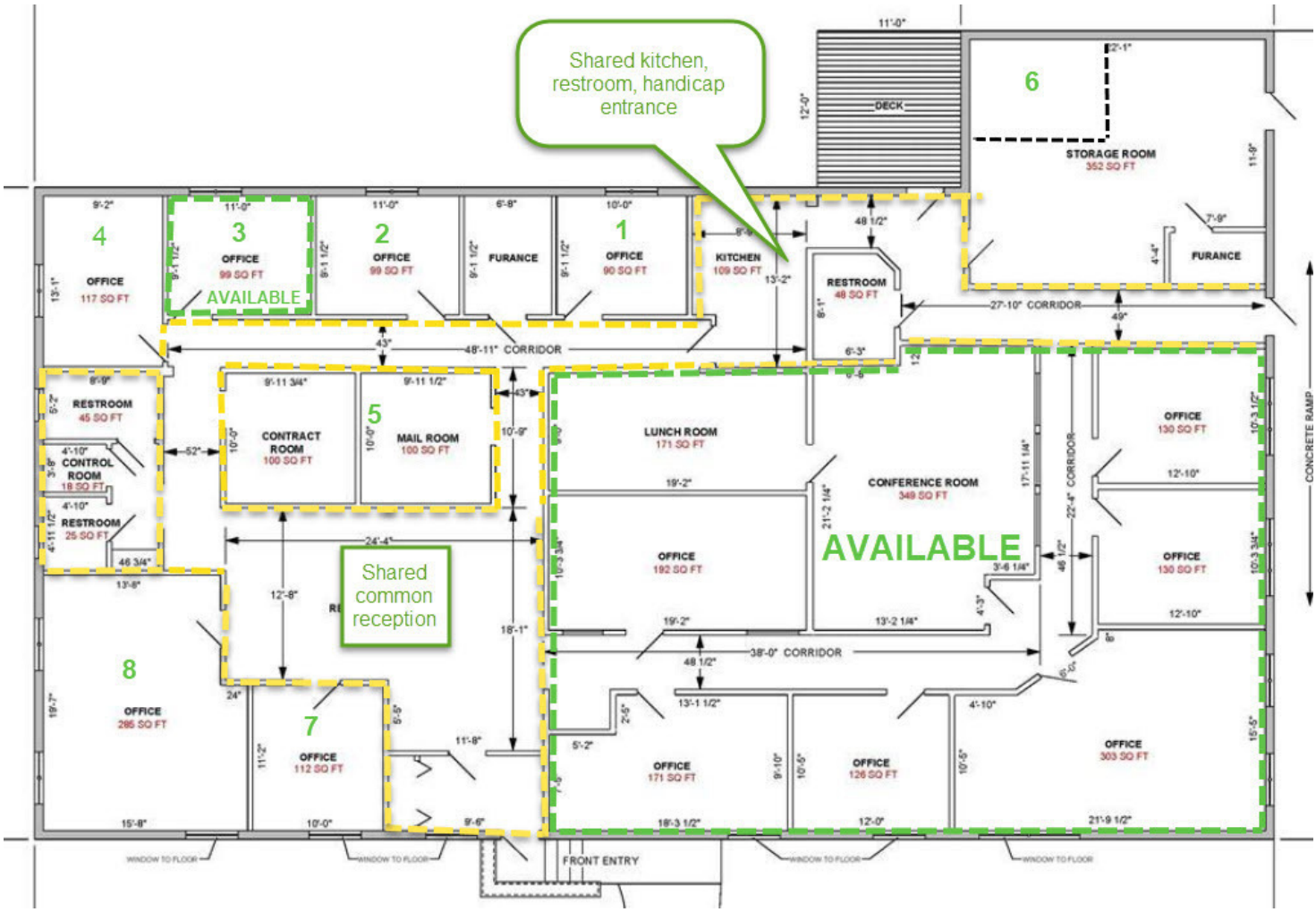




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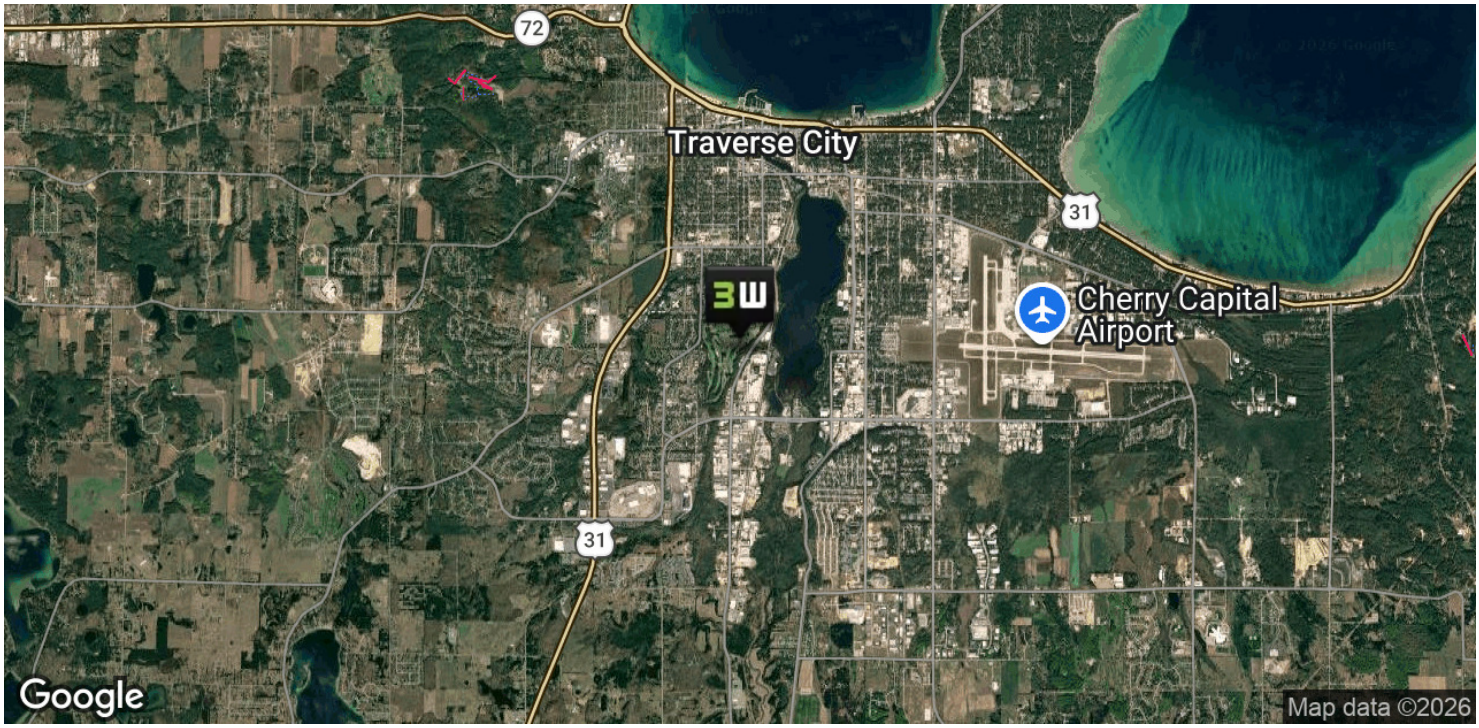
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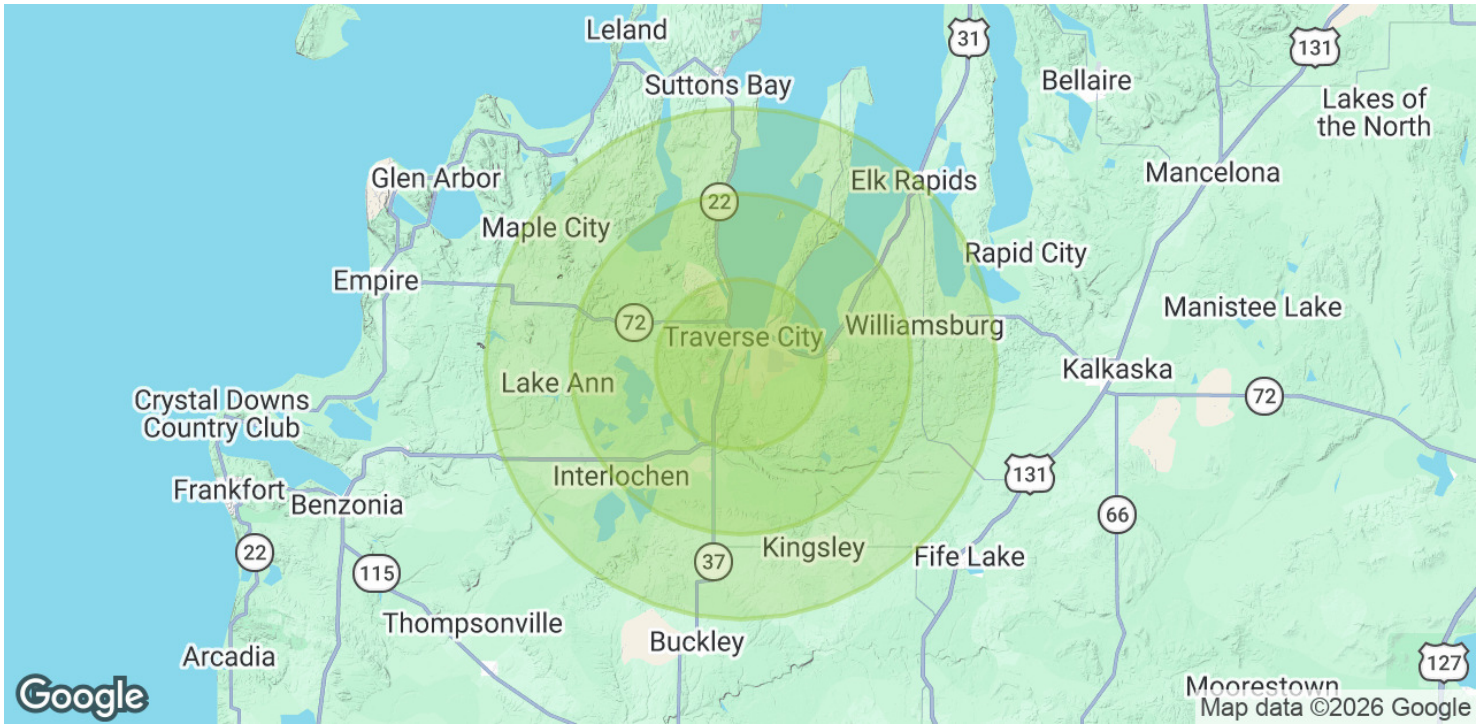




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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	50,302	91,998	113,795
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	22,624	39,167	48,042
# of Persons per HH	2.2	2.3	2.4
Average HH Income	$85,435	$90,281	$91,833
Average House Value	$409,095	$412,970	$416,037

2020 American Community Survey (ACS)

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