



# OFFICE BUILDING FOR SALE

## 225 E Fourteenth St

### executive summary



225 E Fourteenth St | Traverse City, MI 49684

|                        |             |
|------------------------|-------------|
| <b>SALE PRICE:</b>     | \$1,975,000 |
| <b>LOT SIZE:</b>       | 0.91 ACRES  |
| <b>BUILDING SIZE:</b>  | 8,944 SF    |
| <b>BUILDING CLASS:</b> | A           |
| <b>YEAR BUILT:</b>     | 1971        |
| <b>RENOVATED:</b>      | 2023        |
| <b>ZONING:</b>         | INDUSTRIAL  |

#### PROPERTY OVERVIEW

Located on E Fourteenth Street in Traverse City, this offering sits on 0.9 acres and ample on-site parking. The property includes two connected buildings totaling 8,944 square feet: a 6,692 SF office building that was extensively remodeled in 2023, plus a 2,252 SF companion building. The contemporary exterior combines warm wood-tone cladding, dark metal paneling, and a full-height glass storefront entry with an ADA-accessible ramp. Inside, the open lobby has exposed black ceilings, wide-plank flooring, and walls of glass that fill the space with natural light. Glass-enclosed private offices, a conference room, and a collaborative bar-height work area make it a polished, move-in-ready setting, while the additional garage-door shop and storage space adds flexibility for a range of users.

#### PROPERTY HIGHLIGHTS

- Turn-key, move-in ready, contemporary office space
- Newly remodeled
- Open Floor plan with plenty of Natural light
- Ample Parking

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



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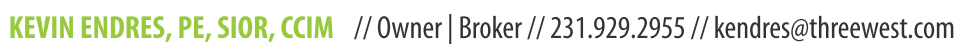


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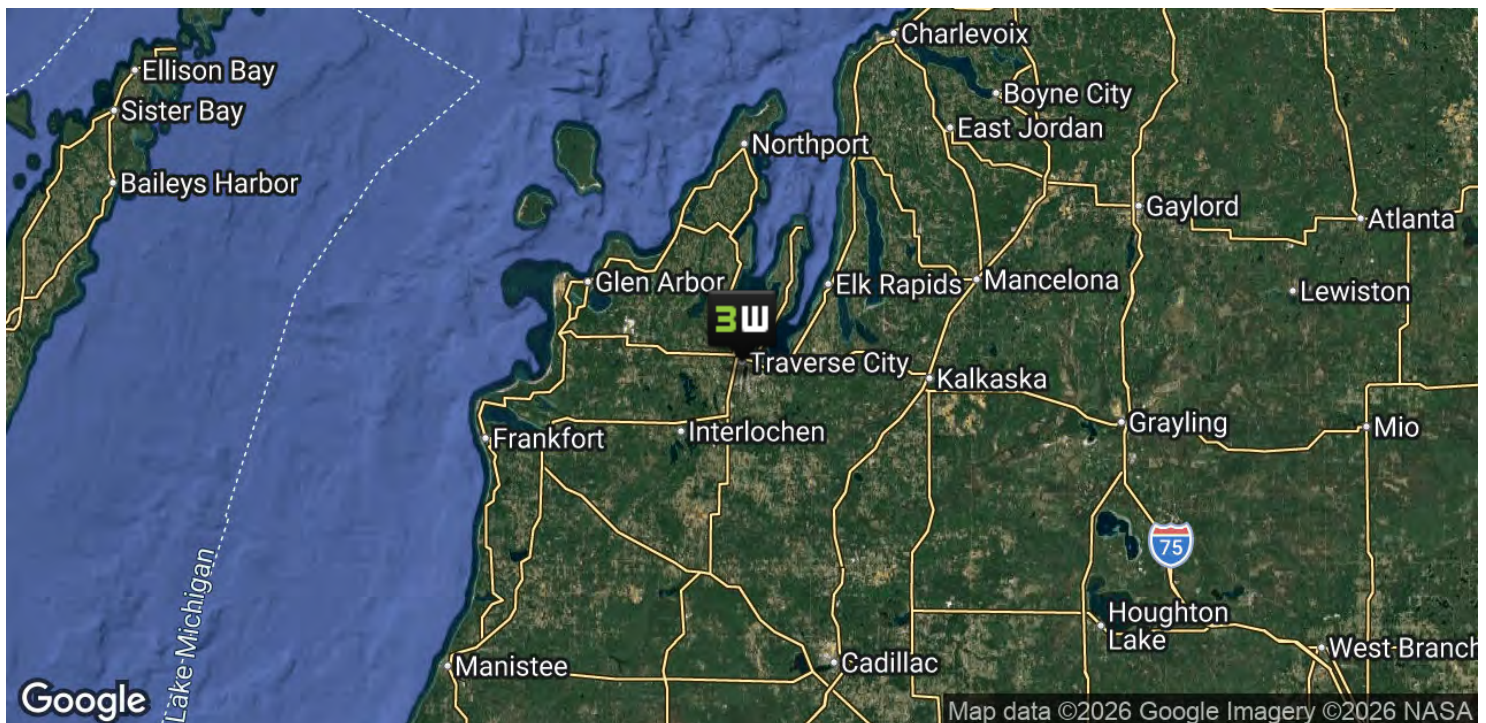
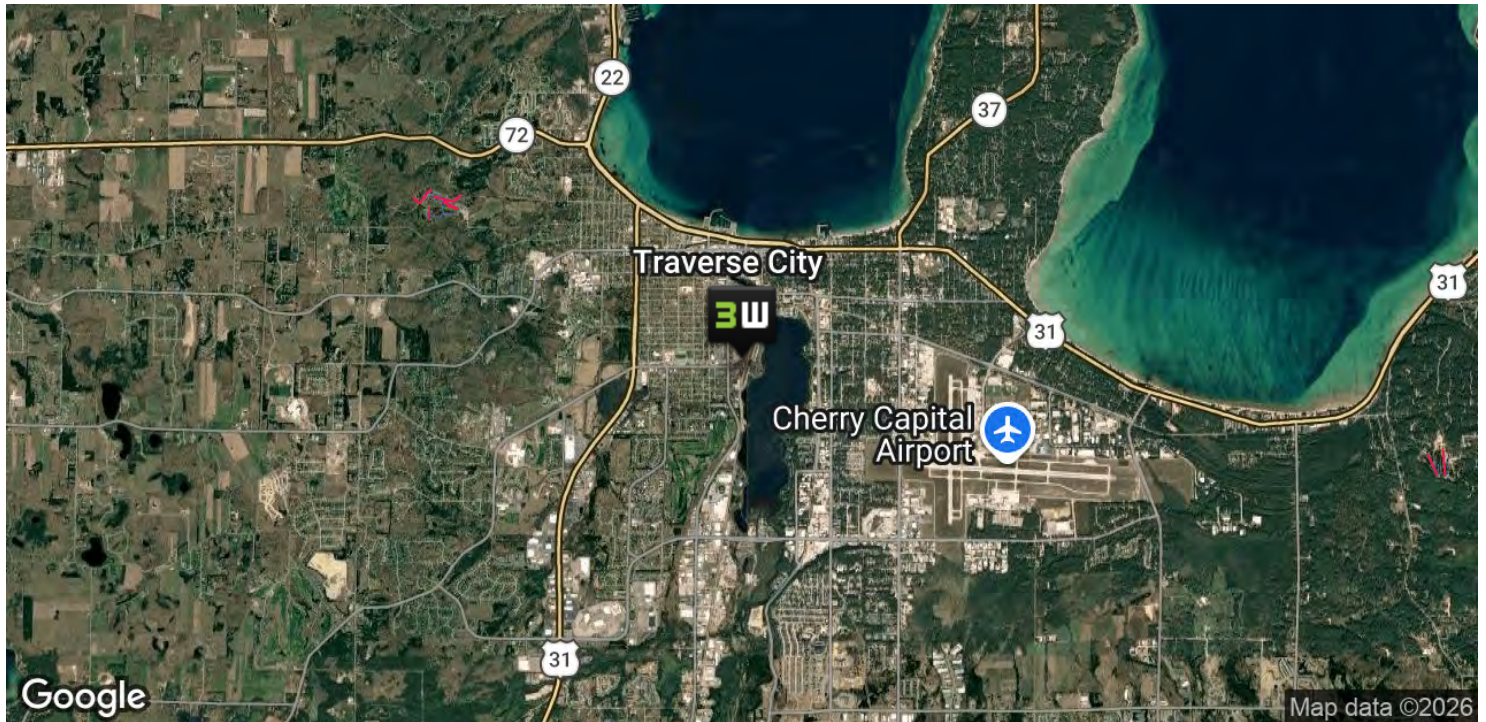


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