



Asking Price:

\$875,000

CONTACT US



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FOR SALE

4205 Charlar Drive Holt, MI

11,208 SF of Office Space Available

Property Highlights

- Professionally Designed Two-Story Office Building
- Multiple Options to Demise
- Modern Amenities with Kitchen, Fireplace, Open and Airy Entryways, High Ceilings, Interior Staircase and Fire Suppression
- Upper Level Includes (16) Individual Offices with Multiple Conference/Work Rooms
- Three Handicap Accessible Office Units
- Ample Employee and Guest Parking
- Located in the Heart of Delhi Township

Colliers Lansing
2501 Coolidge Rd Suite 300
East Lansing, MI 48823
colliers.com/lansing

11,208 SF OFFICE SPACE FOR SALE

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Building Specifications



Information

- Parcel #: 33-215-05-23-251-034
- Municipality: Delhi Charter Township
- Acreage: 0.892
- Zoning: Professional Office
- Parking: 40 Spaces
- Year Built: 1998
- One Tenant Occupies 2,500 SF Through April 2026 with 1-Year Renewal Option

Financials

Sale Price	\$875,000
Sale Price Per SF	\$78.67
2025 SEV	\$364,800
2025 Summer Taxes	\$4,709.01
2024 Winter Taxes	\$21,389.91



*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it.
All information should be verified prior to purchase and/or lease.*

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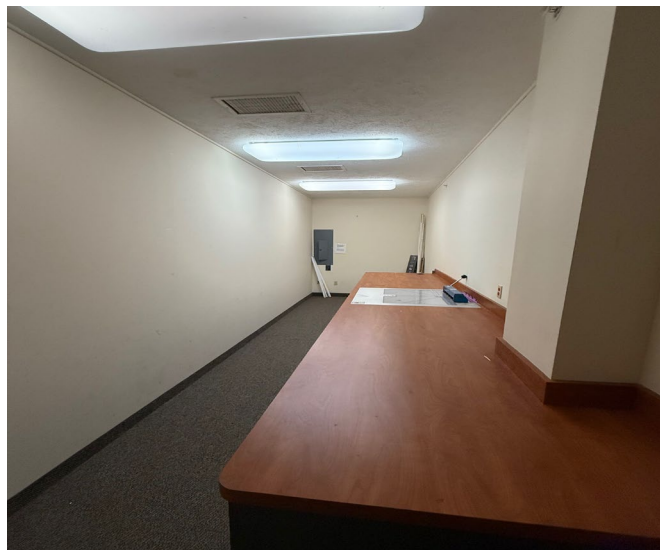
First Floor Photos



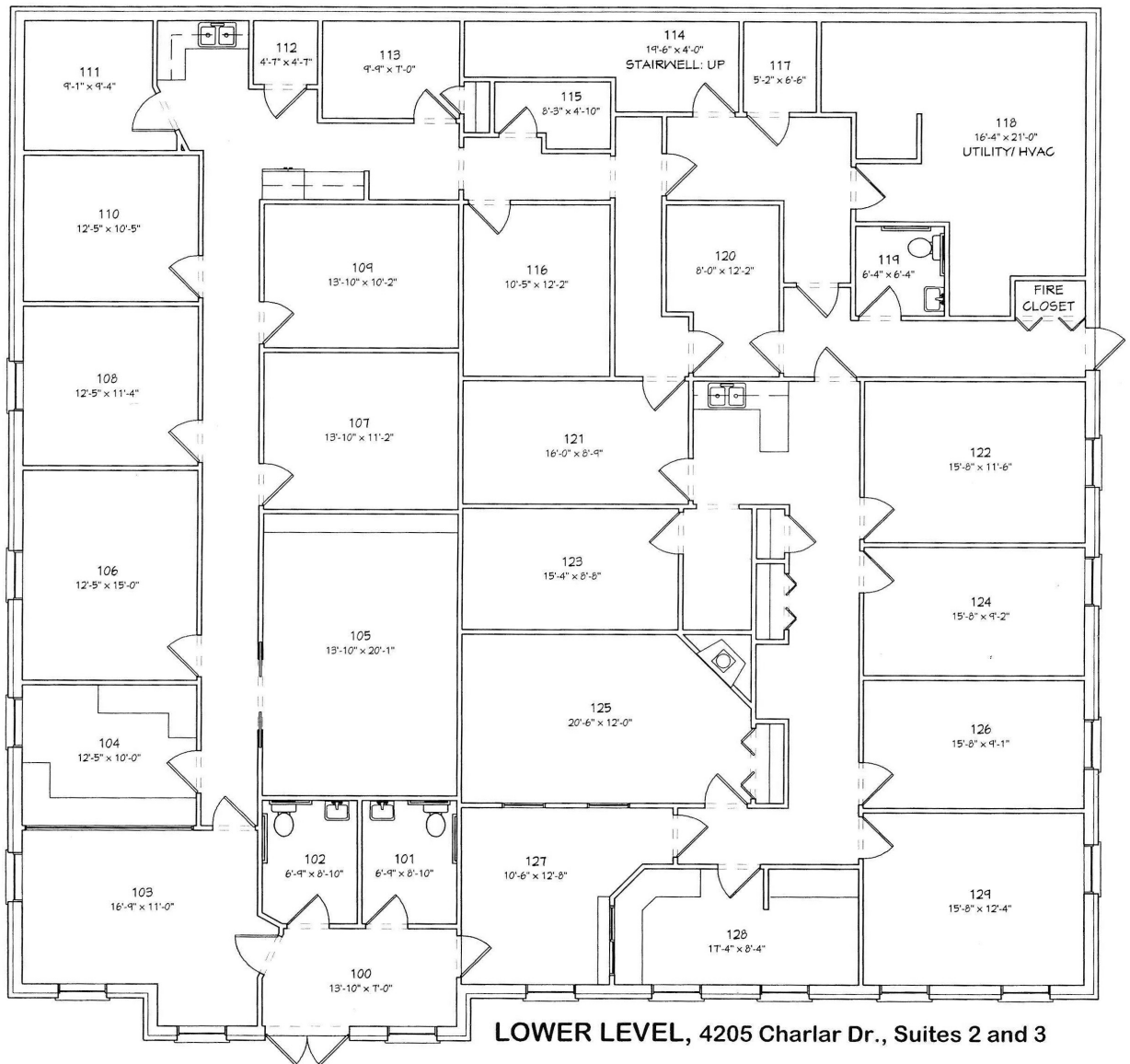
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Second Floor Photos



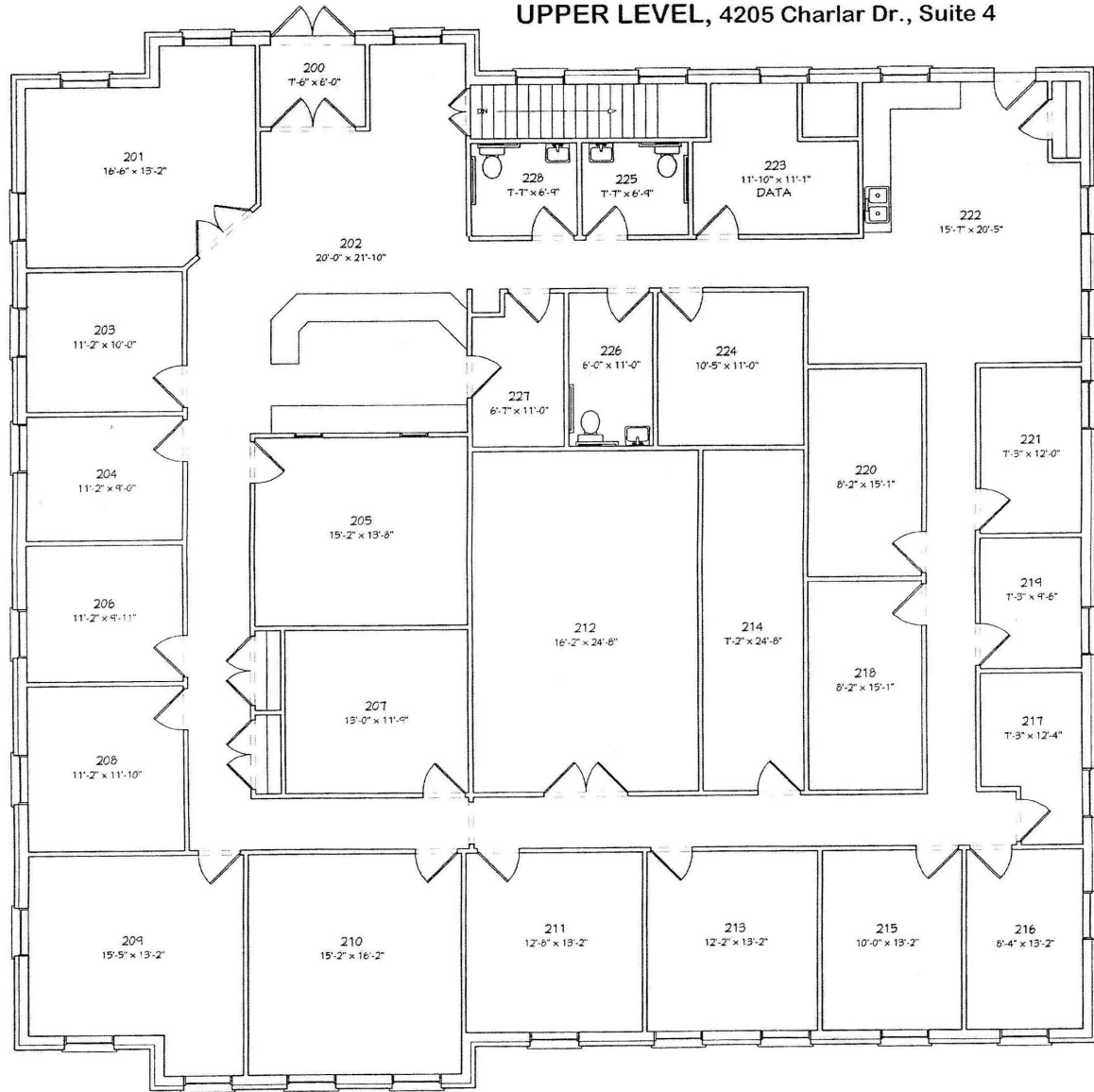
Lower Floor Plan



LOWER LEVEL, 4205 Charlar Dr., Suites 2 and 3

Upper Floor Plan

UPPER LEVEL, 4205 Charlar Dr., Suite 4



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Aerial Map

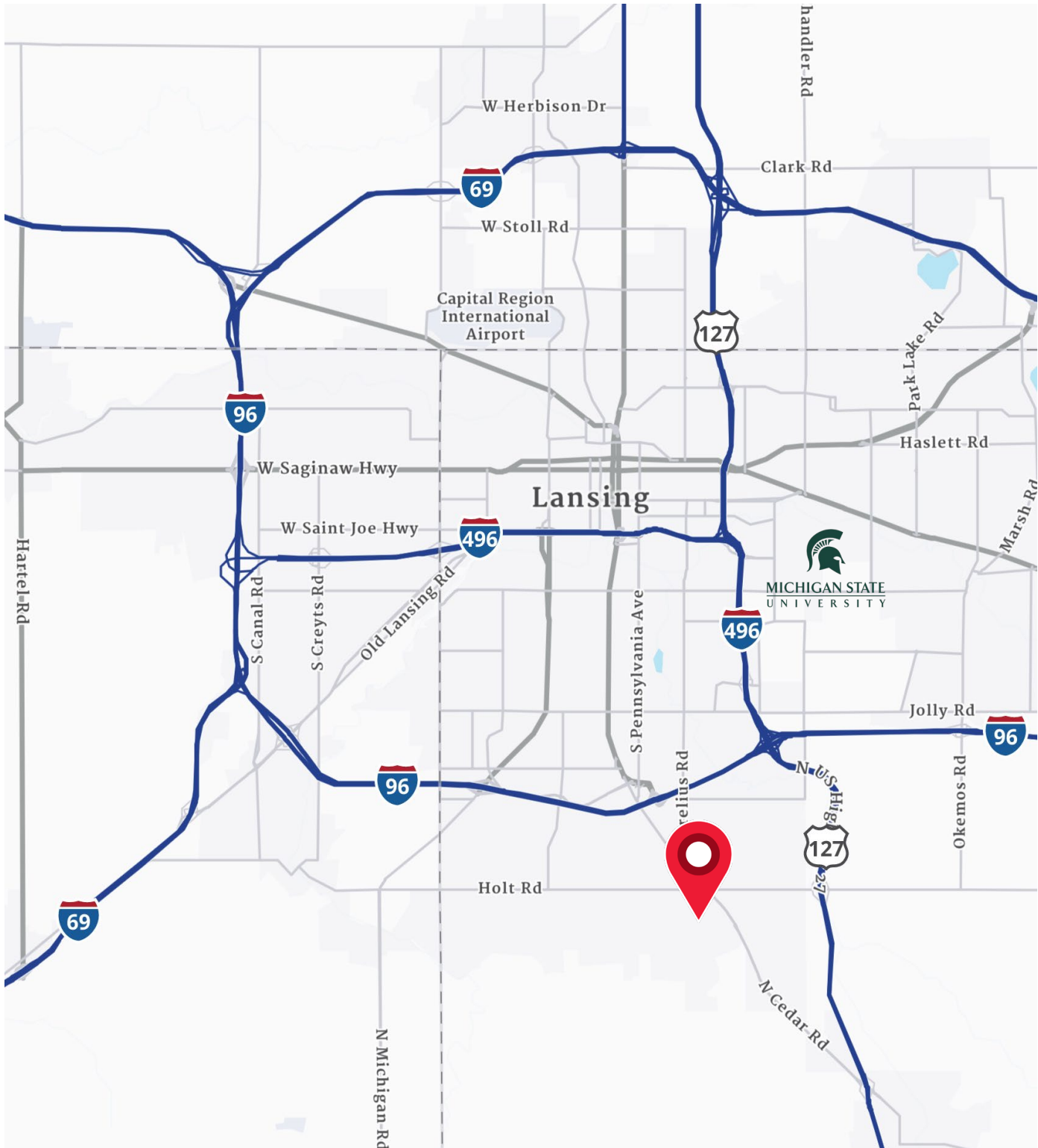


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Location Map



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Demographics

	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
Total Population	27,588	68,569	283,268
Total Households	12,242	29,722	120,166
Average Household Size	2.2	2.3	2.2
Owner Occupied Households	65.5%	60.3%	57.9%
Median Age	40	37.4	34.0
Population Age 25+	11.3%	14.8%	20.7%
2000 - 2025 Population: Annual Growth Rate (CAGR)	13.7%	9.2%	2.7%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	27,984	68,970	282,958
Households	12,700	30,610	122,708
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	48.2%	48.6%	49.3%
Female Population / % Female	51.8%	51.4%	50.7%
INCOME & HOUSEHOLDS SUMMARY			
2025 Median Household Income	\$77,346	\$68,302	\$63,845
Average Household Income	\$96,155	\$87,862	\$87,871
Per Capita Income	\$42,433	\$38,383	\$37,457
SUMMARY BUSINESS DATA			
Total Businesses	917	2,239	11,135
Total Daytime Population	27,300	67,574	329,577
Total Employees	13,767	33,732	194,820
Unemployment Rate	5.3%	6.1%	5.9%

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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