



Office | For Sale | 1,352 SF

**Highly Visible Small Office
High Traffic**

**706 E Allegan Street
Otsego, MI 49078**

Overview

Rare opportunity to purchase a unique small building with a history as a former radio station. Located on a high-traffic section of E. Allegan Street, this property offers incredible visibility for your business. The space features a flexible floor plan that can be adapted for a wide range of uses, from professional office space to a service-based business. Take advantage of this prominent location to maximize your business's exposure. Contact Broker for additional details.

Sale Price

\$179,000

Derek Wissner
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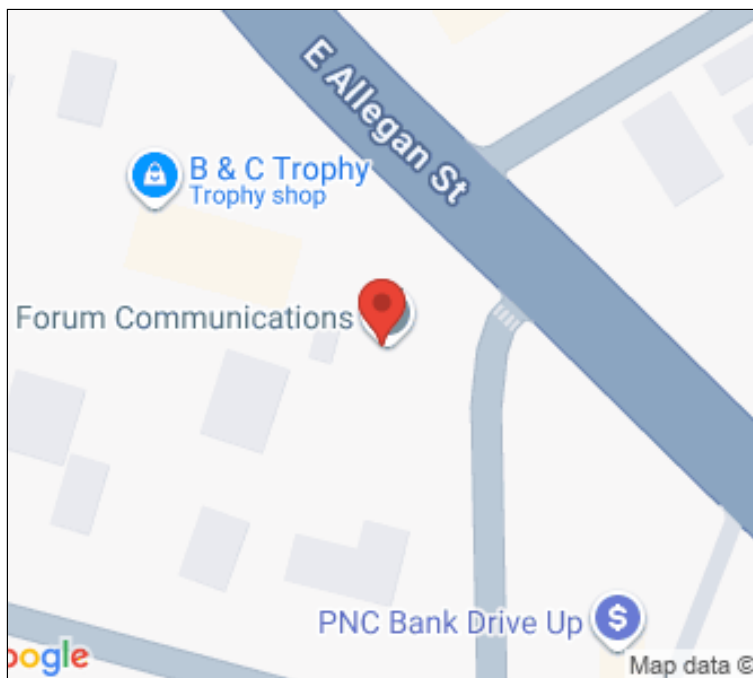
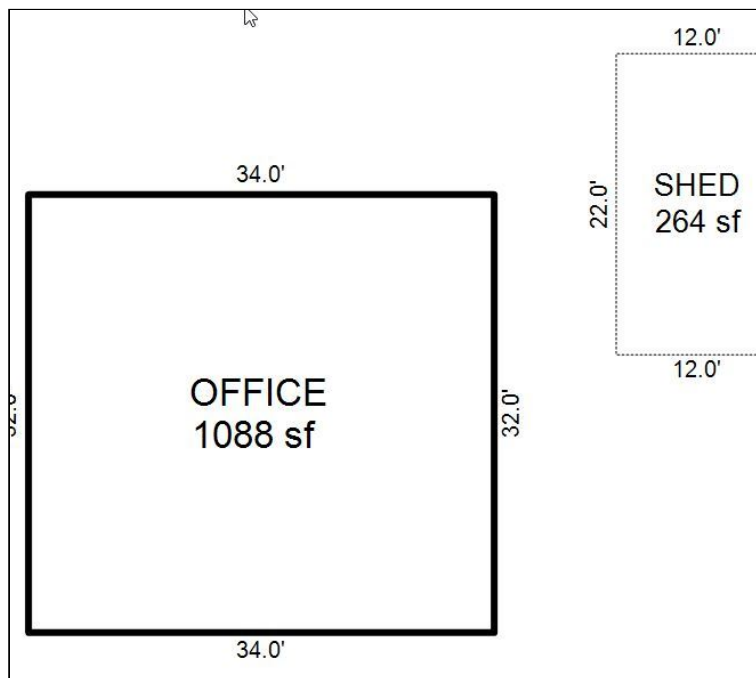
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PROPERTY FEATURES



County:	Allegan
Municipality:	Otsego City
Gross Size:	1,352 SF
Office SF:	1,088 SF
Warehouse SF:	264 SF
Total Acres:	0.77 Acres
Zoning Code / Description:	C-1 / General Business
Street Type:	Paved Public
Construction:	Siding / Concrete
Roof:	Asphalt Shingle
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking # / Type:	7 / Asphalt
Restrooms:	1 / Common Area
Air Conditioning:	Central Air
Utilities Attached:	Gas and Electric



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INTERIOR PHOTOS



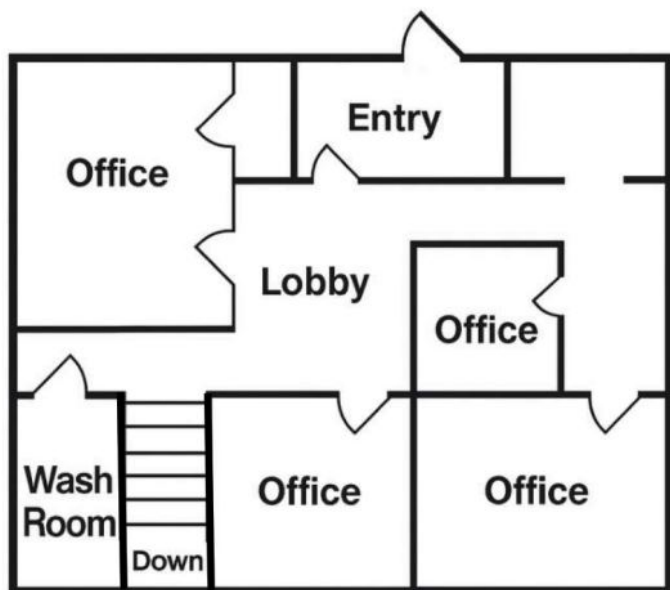
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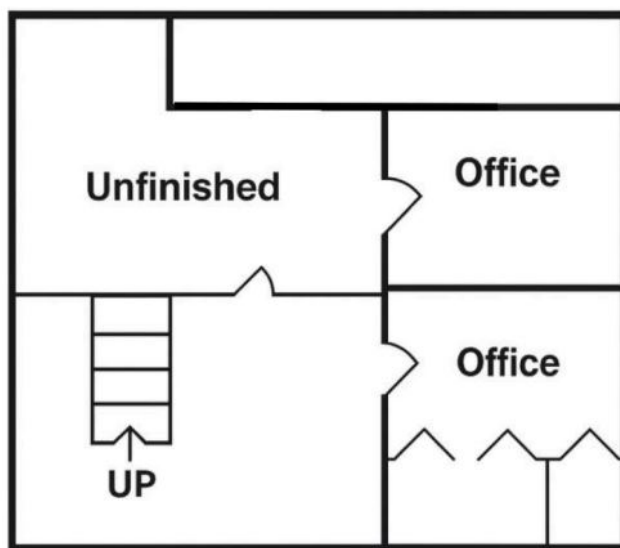
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706 E. Allegan Street



Main Level



Basement

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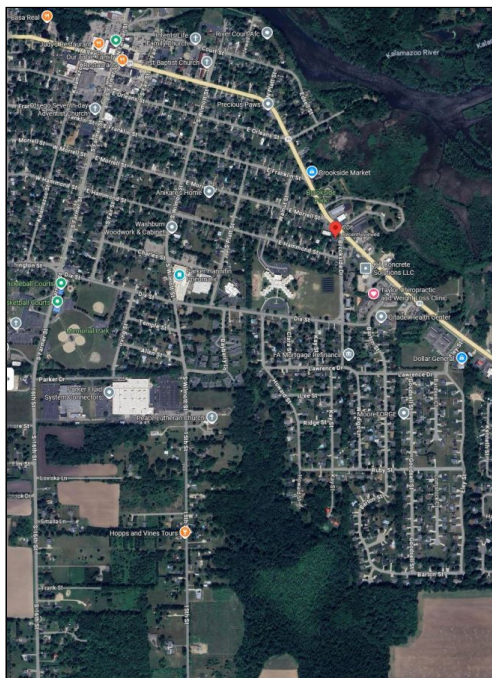
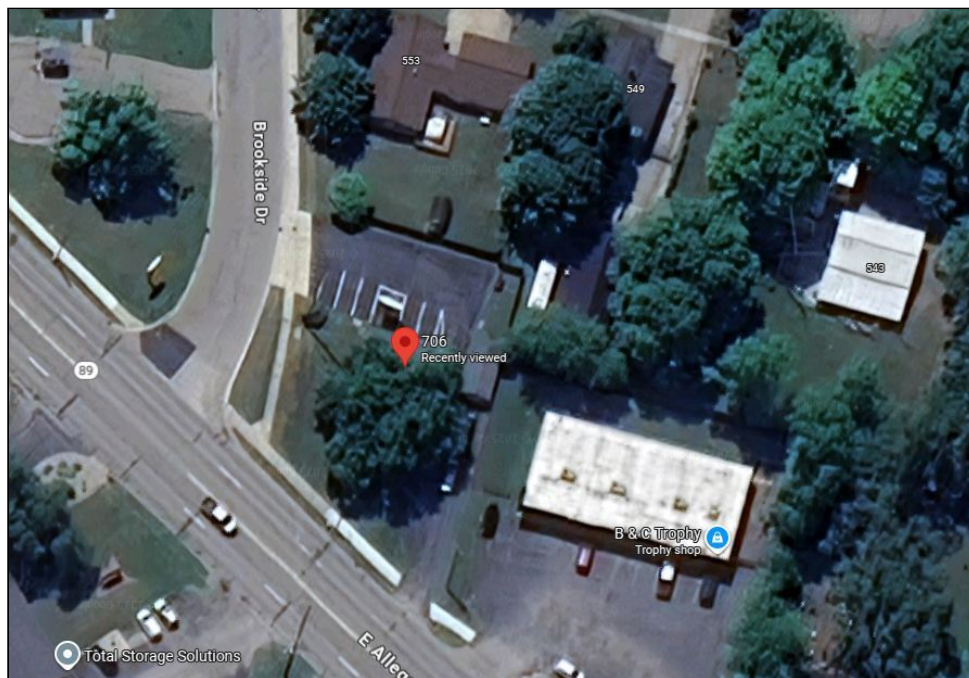
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AERIAL PHOTOS



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