FOR SALE

Downtown Mixed Use Building

161 E Front St Traverse City, MI 49684







Dan Stiebel
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402 East Front Street
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OVERVIEW

Downtown Mixed Use Building

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OFFERING SUMMARY

Entire Building Includes: 1st Floor 2nd Floor (4 Short-Term Rental Condos) Lower Level	$4,750,000
Sale Price 1st Flr & Lower Level	$2,3000,000
Sale Price 2nd Floor	$2,5000,000
Building Size:	8,480 SF + 4,240 SF LL
Zoning:	C-4B

LEASE OPTIONS

Lease Rate:	$20 - 37.50 SF/yr (NNN)
Building Size:	8,480 SF + 4,240 SF LL

PROPERTY OVERVIEW

This mixed-use building is on the best corner of Front and Cass in the heart of downtown.

- Rent or sell 4 newly designed residential units on the 2nd floor (short term rentals allowed)
- Remodel the first floor and lower level for a retail store, restaurant or bar
    - There is 4,240 SF of versatile, open space on the main level with deck overlooking the Boardman river
    - Additional 4,240 SF on the lower level with its on entrance on the river side of the building
- 1st floor and lower level are also available for lease or as a condominium unit

LOCATION OVERVIEW

Prime retail corner in the heart of downtown. An exceptional opportunity for a retailer or restaurateur with short-term rental opportunity on the best corner of Traverse City; Front Street and Cass Street. This highly visible property is in the center of a thriving shopping district, providing unmatched foot traffic, and exposure.

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DETAILS

Downtown Mixed Use Building

161 E Front St Traverse City, MI 49684

LOCATION INFORMATION

Building Name	Beadle Building
Street Address	161 E Front St
City, State, Zip	Traverse City, MI 49684
County	Grand Traverse
Township	City of Traverse City
Signal Intersection	Yes
Road Type	Paved

BUILDING INFORMATION

Building Size	8,480 SF + 4,240 SF Lower Level
Tenancy	Multiple
Number of Floors	2 + Lower Level
Year Built	1900 & Remodel 2024
Construction Status	Existing
Framing	Brick
Roof	Membrane
Free Standing	Yes
Number of Buildings	1
Foundation	Full Walkout Basement

PROPERTY INFORMATION

Property Type	Mixed Use
Property Subtype	Retail-Restaurant-ST Rental
Zoning	C-4B
Lot Size	0.11 Acres
APN #	28-51-694-001-00
Corner Property	Yes
Waterfront Views	Boardman River & West Bay

PARKING & TRANSPORTATION

Street Parking ($ Paid)	Yes
Parking Type	Municipal

UTILITIES & AMENITIES

HVAC	Central Air, Natural Gas, Forced Air
Restrooms	8
Extras	Fire Suppression System

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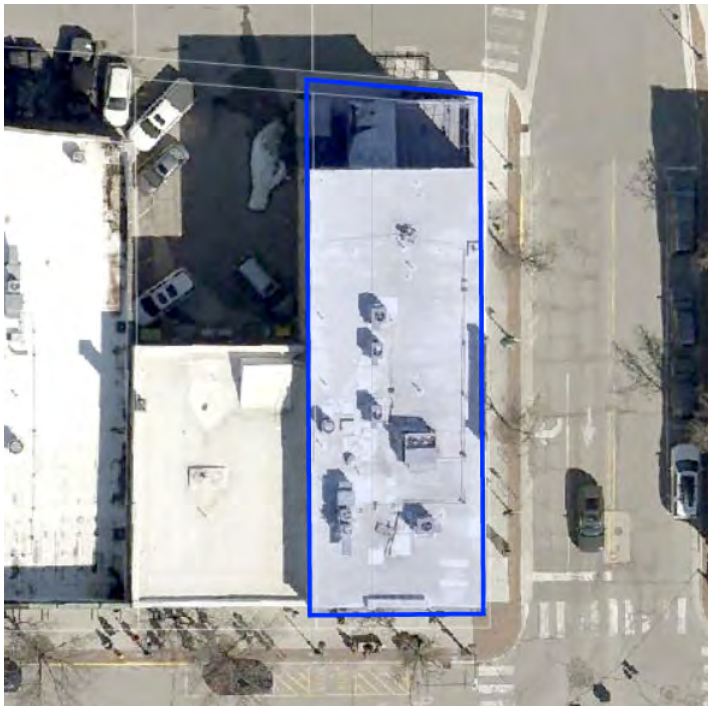
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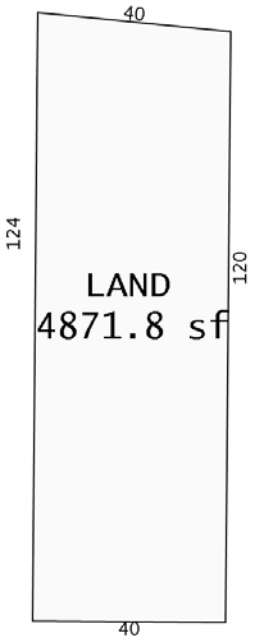
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LOT LINES

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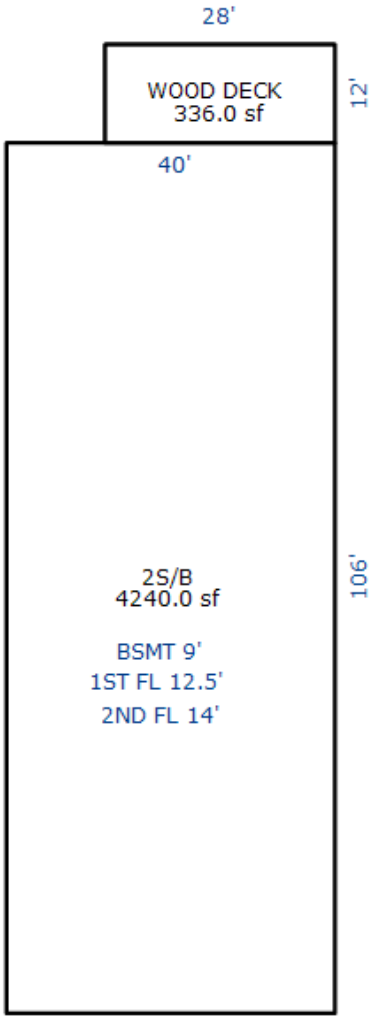
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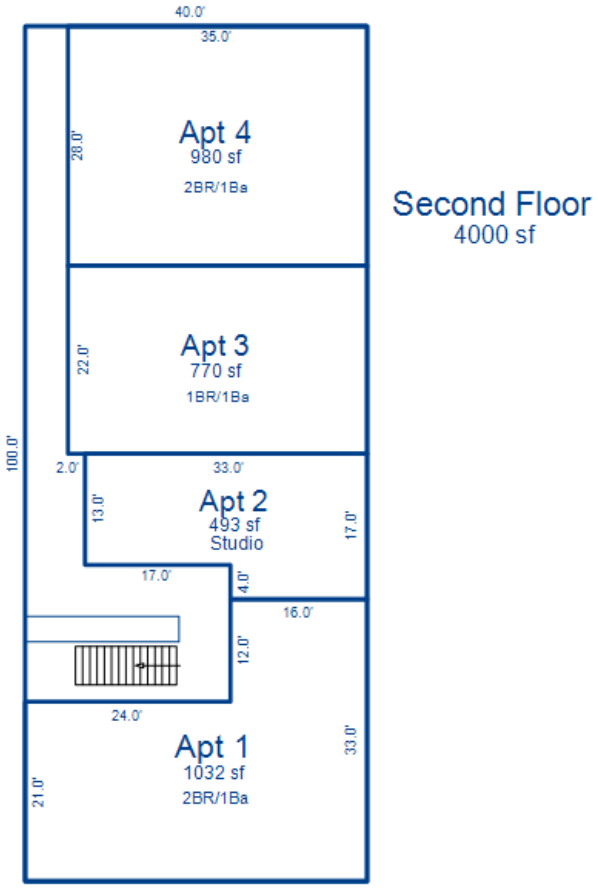
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FLOOR SKETCHES

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Second Floor
4000 sf

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PHOTOS

Downtown Retail / Restaurant Space

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UNIT 201

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UNIT 202

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UNIT 203

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UNIT 204

Downtown Mixed Use Building

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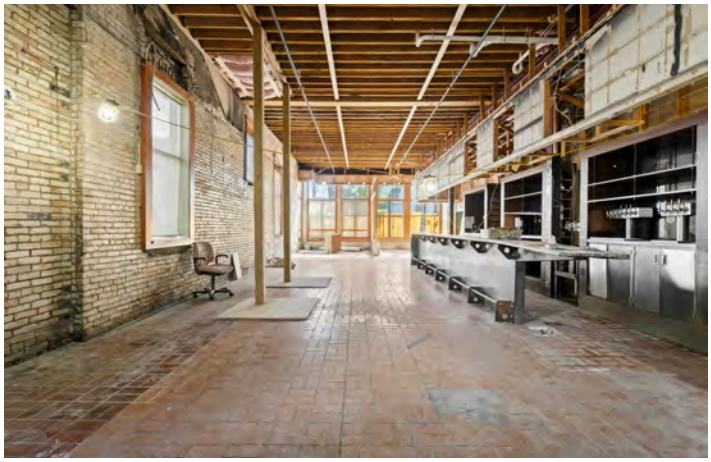
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PHOTOS
MAIN LEVEL

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AI Image showing space potential after renovation

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PHOTOS
LOWER LEVEL

Downtown Retail / Restaurant Space

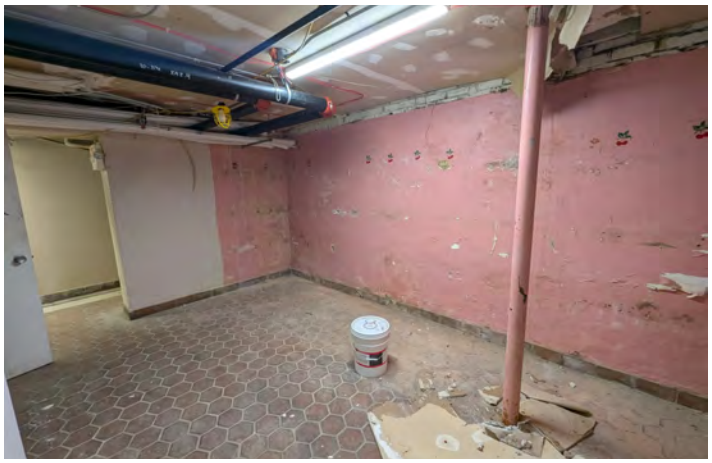
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RETAIL MAP

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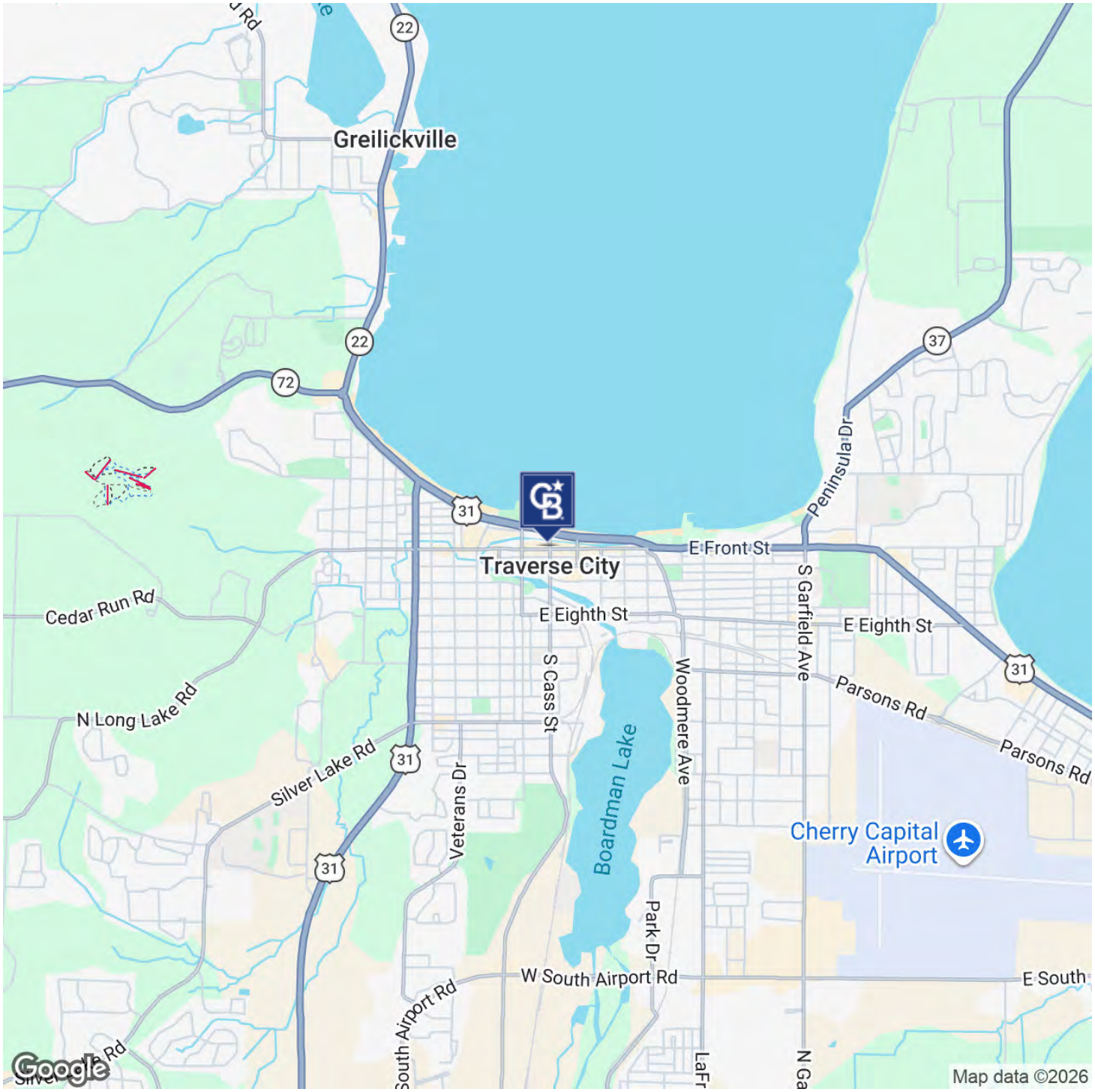
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AREA MAP

Downtown Retail / Restaurant Space

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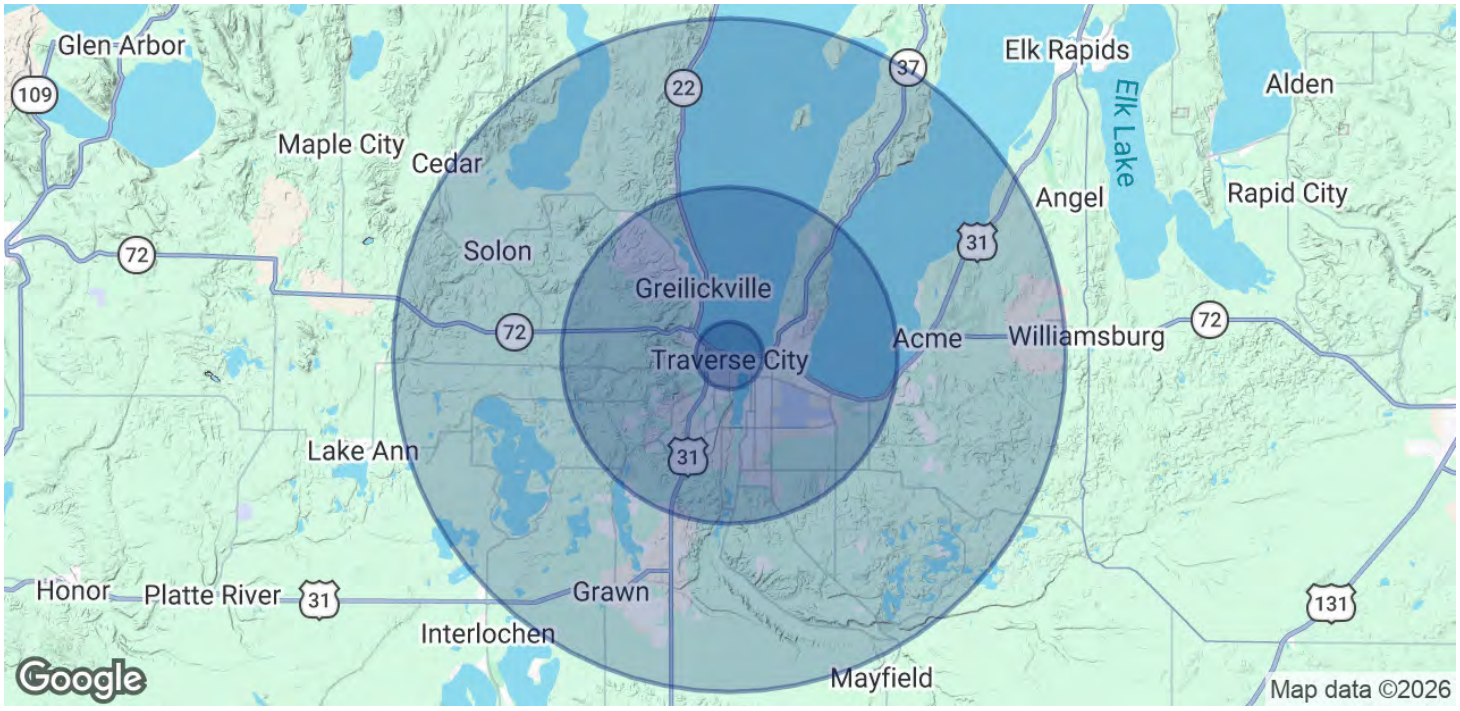
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DEMOGRAPHICS

Downtown Retail / Restaurant Space

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,483	42,611	81,834
Average Age	44.2	43.8	44.1
Average Age (Male)	42.1	41.7	42.7
Average Age (Female)	47.9	46.9	46.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,630	19,099	34,585
# of Persons per HH	2.1	2.2	2.4
Average HH Income	$132,924	$100,703	$104,088
Average House Value	$503,506	$372,623	$361,135

2023 American Community Survey (ACS)

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