

100 N. Edwards | Downtown Kalamazoo

A rare opportunity for investors & developers

Unmatched Potential - Shape the future of Kalamazoo's city core. With demand for downtown living on the rise, the second floor is ideal for conversion into luxury condos or flats—perfectly aligned with the city's lifestyle revival.

Prime Location - Only three blocks from the **\$550M+ arena project**—future home of WMU hockey & basketball, plus major concerts and events. Surrounded by redeveloped properties, 100 N Edwards is positioned as the **next great transformation**.

Architect's Vision - The current owner, a respected Kalamazoo architect, has outlined inspired concepts:

- **Ground Floor** – Bistro or retail space featuring the historic carriage elevator as a centerpiece
- **Lower Level** – Brick-walled wine cellar, intimate eatery, or private gathering space
- **Upper Level** – Sophisticated residences meeting strong demand for downtown living

Key Highlights

- **W. Main St. Visibility** – Gateway site with unmatched branding exposure
- **Flexible Use** – Ideal for offices, retail, studios, or mixed-use redevelopment
- **Architectural Character** – Historic brickwork and tall ceilings not found in newer builds
- **Civic Proximity** – Steps from City Hall, courthouse, and government offices
- **Growth Potential** – Surrounded by new residential, dining, and entertainment projects
- **Investment Ready** – Perfect for adaptive reuse or creative redevelopment
- **Parking Access** – Adjacent to public parking

Cultural Connection

Next to **Arcadia Creek Festival Place**, this property sits at the center of Kalamazoo's cultural and entertainment hub. Whether residential, commercial, or mixed-use, **100 N Edwards is your canvas for bold, creative development.**

Will Be Kalamazoo's Architectural Masterpiece!

Venture into downtown Kalamazoo's charismatic blend of history and innovation with this unparalleled property. More than just a structure, this edifice captures the soul of Kalamazoo, bridging its storied past with a horizon filled with possibilities for development. Whether you're a seasoned investor looking to add a significant asset to your portfolio, or a developer with a vision to reshape and rejuvenate, this property presents a Platinum opportunity. Dive into the thriving ambiance of downtown Kalamazoo and make a mark in its ever-evolving narrative.

Salient Features:

- **Heart of the City:** Nestled in the vibrant core of downtown Kalamazoo, this location is second to none. You're a mere stroll away from renowned attractions such as the Arcadia Creek Festival Place. Revel in the urban melodies and scenes that unfold right at your doorstep!
- **Versatile Design Awaits:** Spanning multiple levels, the building presents boundless opportunities. Dream of chic condos or luxe flats to meet the soaring interest in downtown residences or perhaps craft a commercial haven on the ground floor, resonating with the city's pulse.
- **Unmatched Amenities:** Envision a trendy themed bistro with a "grain elevator" originally designed to lift carriages to 2nd floor for painting and finish work, a rustic brick-lined wine cellar, or an elegant eatery. Combine this with potential meeting spots, retail hubs, or offices, and you have a mixed-use marvel. The cherry on top? Develop plush multi-living quarters upstairs to seal the deal.
- **Parking Perfection:** Downtown parking woes? A thing of the past. Numerous pay-per-use available in the parking garage right across the street.
- **Neighborhood's Finest:** Situated amidst Kalamazoo's icons place you at the heart of everything. Scrumptious eateries, the prestigious WMU Medical School, major offices, and the State Theater – a landmark local venue.
- **Significant Nearby Developments:** Ambitious arena project (target 2026) just three blocks away, you're not just buying a property; you're investing in a rapidly appreciating locale.

Owned by a distinguished Kalamazoo architect, this property isn't just a buy; it's a statement. Whether you're a seasoned investor scouting for the next big thing or an innovator eager to sculpt a legacy, this is your canvas. Embrace the vivacious rhythm of downtown Kalamazoo and etch a chapter in its ongoing saga.

Connect with our Listing Agent to unearth more transformative ideas and opportunities!

Investment Highlights

Seize this unparalleled investment opportunity right in the bustling heart of downtown Kalamazoo. As the downtown area experiences a renaissance, this property stands out as a beacon of promise and potential.

For the seasoned investor looking to enhance their portfolio or the visionary entrepreneur aiming to reshape and rejuvenate, this property is the golden ticket. Dive deep into the thriving ambiance of downtown Kalamazoo and be a part of its vibrant future. There are several recently completed projects and several opening by years end.

One of its iconic features, an antique carriage elevator, beckons to be transformed into the central decor piece for an upscale bistro. The owner, a distinguished architect in Kalamazoo, has given me ideas to share with principals who have an interest.

The property's lower level unravels as an embodiment of charm— brick-encased that's perfect for a wine cellar, an intimate eatery, as a storefront, or a unique gathering hub.

As downtown living surges in demand, the building's second floor offers an exquisite opportunity. Envision luxury condos or stylish flats in this prime location. With 6000 total sq. ft. per floor and 75% efficiency, there's a generous 4500 sq. ft. available for design. The potential to house 2 spacious executive units or 3-4 (plus) meticulously appointed units, catering to a variety of audiences—be it empty nesters, the live/work crowd, or many others who yearn to be steps away from downtown amenities, shopping, theaters, and restaurants. Architect states 4 plus, and a ground floor ADA compliant unit can be possible.

The timing couldn't be better: An arena project is slated for completion by 2026, just three blocks away, further enhancing this locations amazing potential.

Contact the Listing Agent to delve deeper into this property's myriad possibilities and to schedule a personalized virtual tour.