



100 N Edwards St, Kalamazoo, MI 49007

\$1,100,000

The Edwards Block

Retail | 12,000 SF



Brian Lewis

MI

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Listing Added: 10/26/2023

Listing Updated: Today



BERKSHIRE
HATHAWAY
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Details

Asking Price	\$1,100,000	Property Type	Retail
Subtype	Restaurant, Storefront, Luxury Flats	Lease Term	0 years
Remaining Term	0 years	Square Footage	12,000
Units	4	Year Built	1887
Years Renovated	1960, 1994	Buildings	1
Stories	2	Permitted Zoning	CCBD
Lot Size (sq ft)	6,970	Parking (spaces)	2
Rent Bumps	No	APN	06-15-349-005
Lease Options	none		

Marketing Description

Discover the unmatched potential of this downtown Kalamazoo gem. Perfect for both the savvy investor and the visionary developer. Envision luxury condos or flats, capitalizing on the surging demand for downtown living. Downtown living is prime and ready for this building; develop the 2nd floor into Condos or Luxury Flats. With an arena project underway just three blocks away, now's the time to invest in the heart of the action.

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 an emblem of immense potential.

The owner, a distinguished architect in Kalamazoo, envisions this place with a keen eye for detail and has shared thoughts with agent on potential.

The property's lower level unfolds as a space carved out of dreams—a brick-encased chamber perfect for a wine cellar, an intimate eatery, or a unique gathering hub.

This downtown gem, with its untapped potential, is an ideal canvas for the discerning investor or the ambitious developer. Picture luxury condos or stylish flats, catering to the soaring demand for downtown residences. Especially with an arena project planned a mere three blocks away, the location is primed to be a hotspot.

Visualize a trendy bistro on the ground floor, with the carriage elevator serving as a conversation starter. Imagine a rustic wine cellar, an elegant eatery, or even a retail or office space enriched by brick walls, and above it all, sophisticated living quarters. Situated adjacent to the Arcadia Creek Festival Place - outdoor venue space, this property offers an array of possibilities limited only by your imagination.

Owned by a well-known Kalamazoo architect, this property is not just real estate—it's a vision waiting to be realized. Contact the Listing Agent to explore more ideas and schedule a personalized virtual tour.

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 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.

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.

Location (1 Location)



Property Photos (23 photos)



Demographic Insights



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