



OFFICE BUILDING FOR SALE

3055 Cass Rd

executive summary



3055 Cass Rd | Traverse City, MI 49684

SALE PRICE:	\$2,900,000
LOT SIZE:	6.32 ACRES
BUILDING SIZE:	31,356 SF
ZONING:	I-G EN IND

PROPERTY OVERVIEW

Cass Commerce Center is over 31,000 sf of rentable space with excellent income from blend of both office and industrial users. Approximately 60% is office. 10.9 cap on fully leased income, even assuming 10% vacancy and management. Still provides a 10% return with \$200,000 put toward improvements. 6.32 Acres for additional buildings or expansion. Two truck docks. 339 feet of direct frontage on Cass Road. Building equipped with central air and 3 phase power, 5 additional overhead doors, metal roof, huge paved & fenced parking lot. Great investment opportunity.

PROPERTY HIGHLIGHTS

- Convenient Location
- 6.32 Acres - Room to Expand
- 339 ft of Road Frontage
- Plenty of Parking
- 31,000 sf of rentable space

DAVID J. FROST | Senior Associate | Commercial Realtor | 231.929.2955 | dfrost@threewest.com



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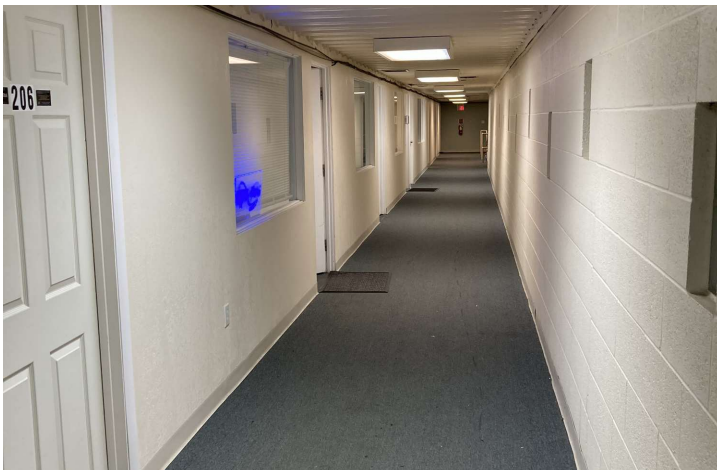
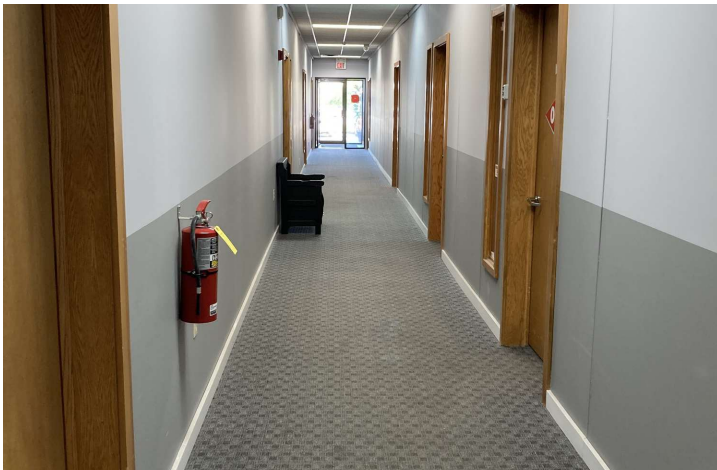


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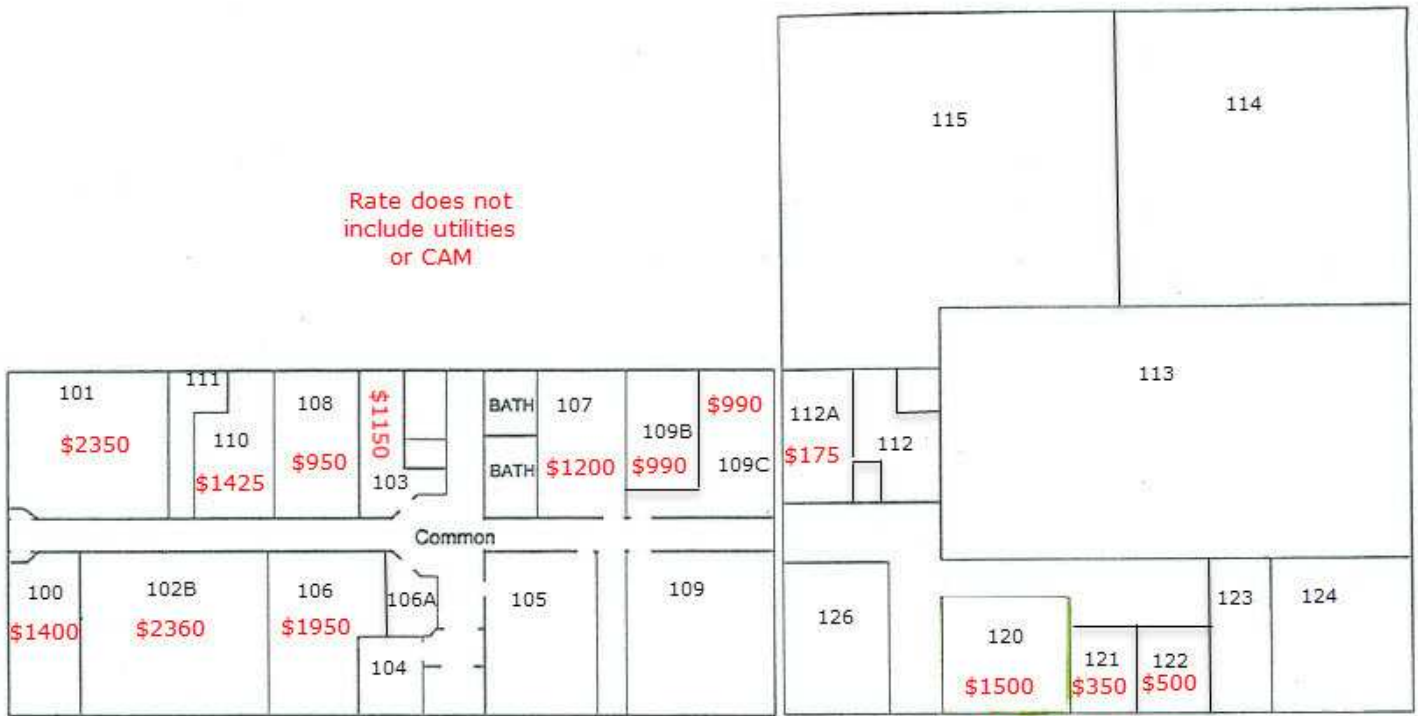
3W THREE WEST
COMMERCIAL



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Rate does not
include utilities
or CAM



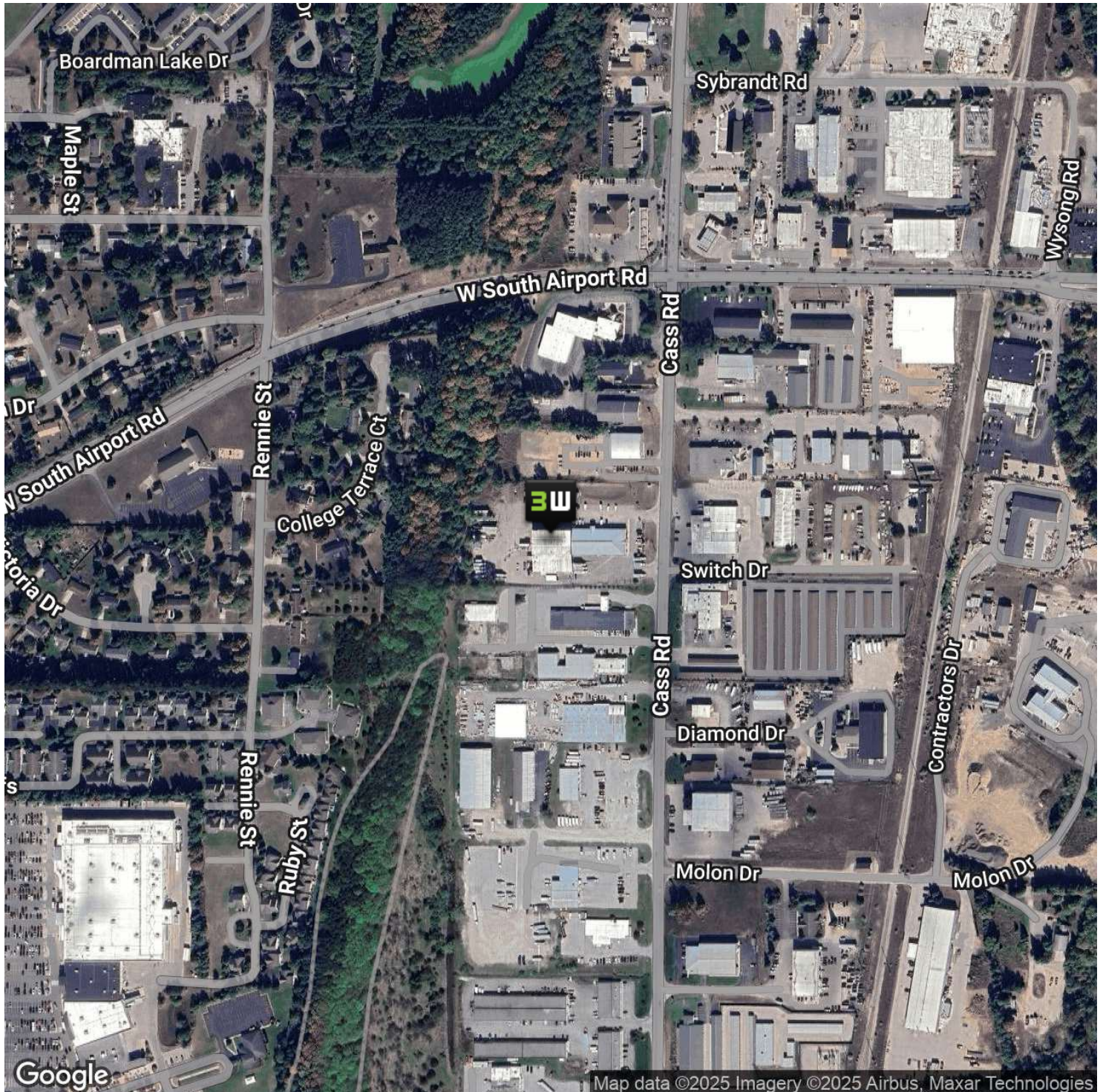
201		202	203	204	205	206	207
\$400		\$775		\$525			\$500

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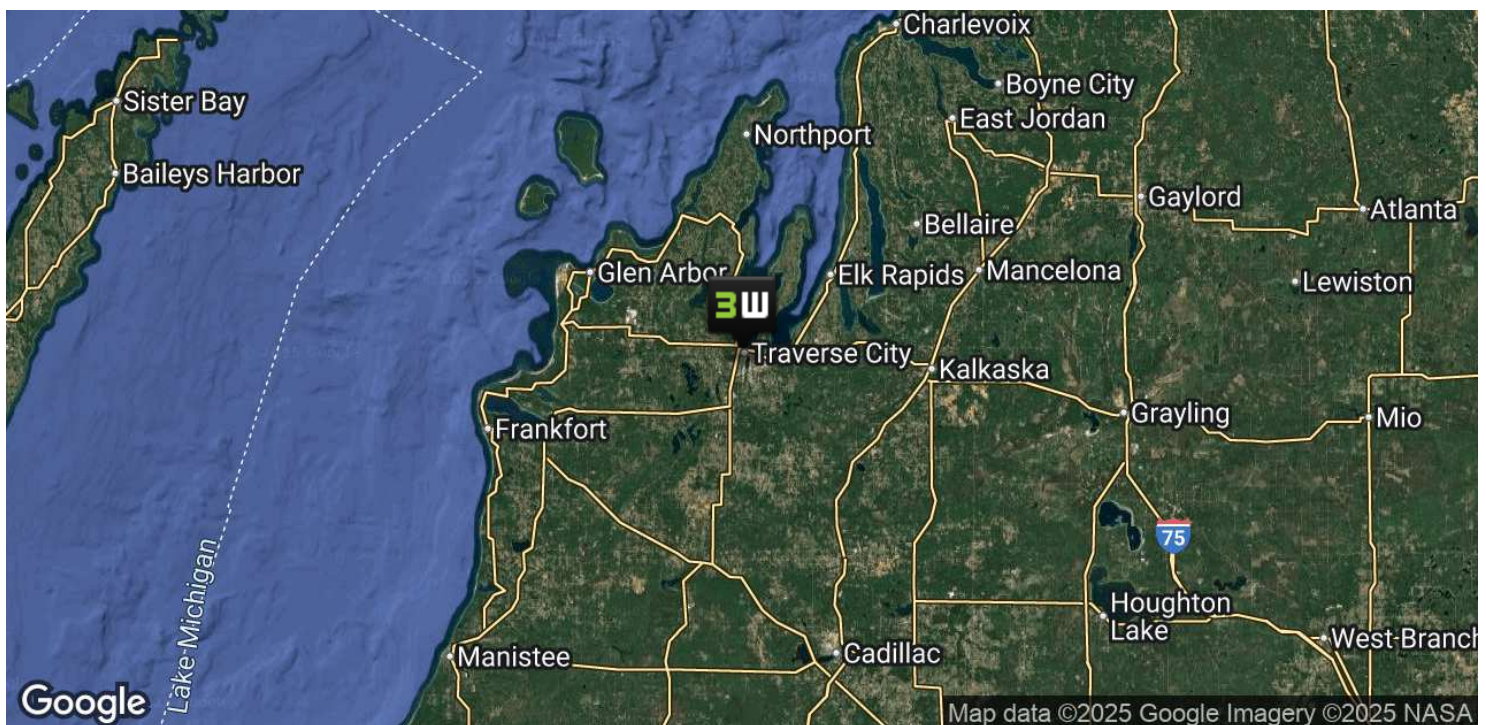
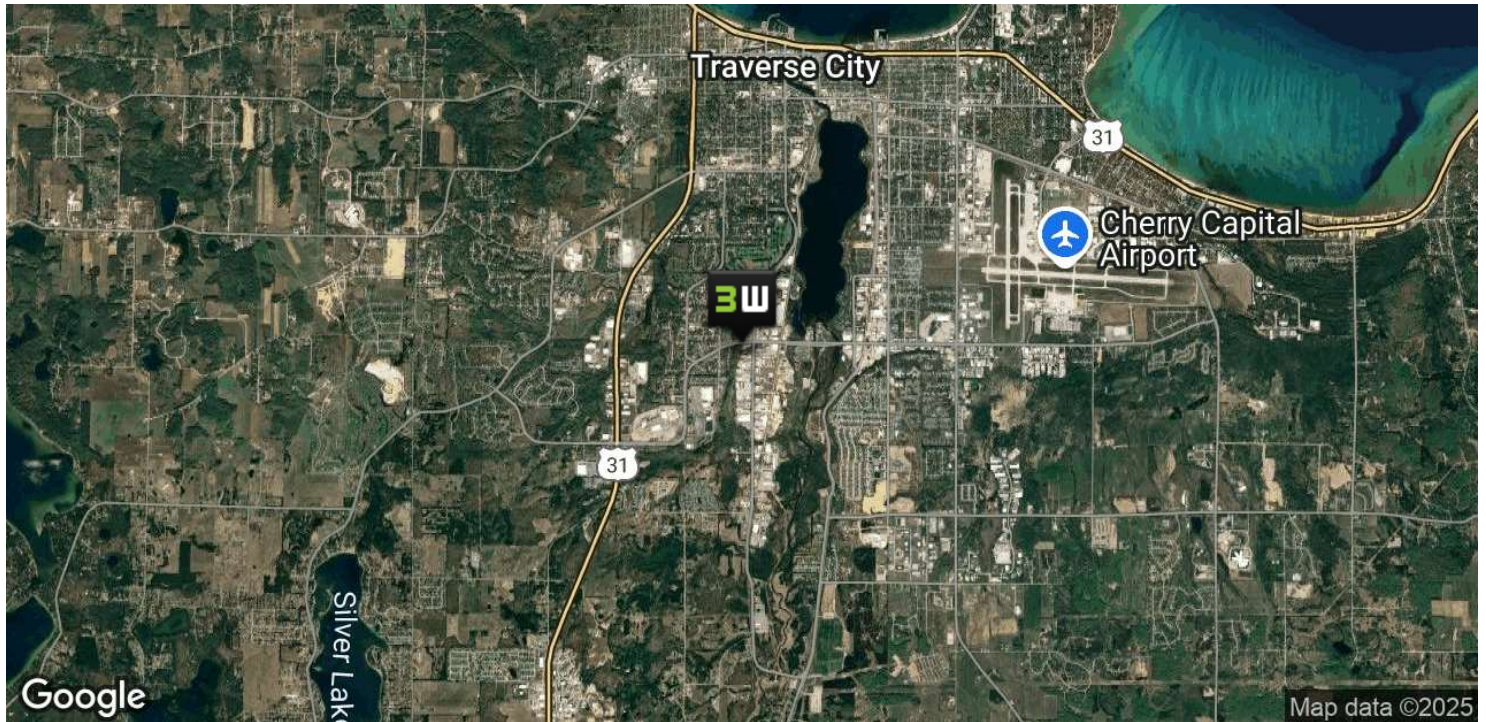
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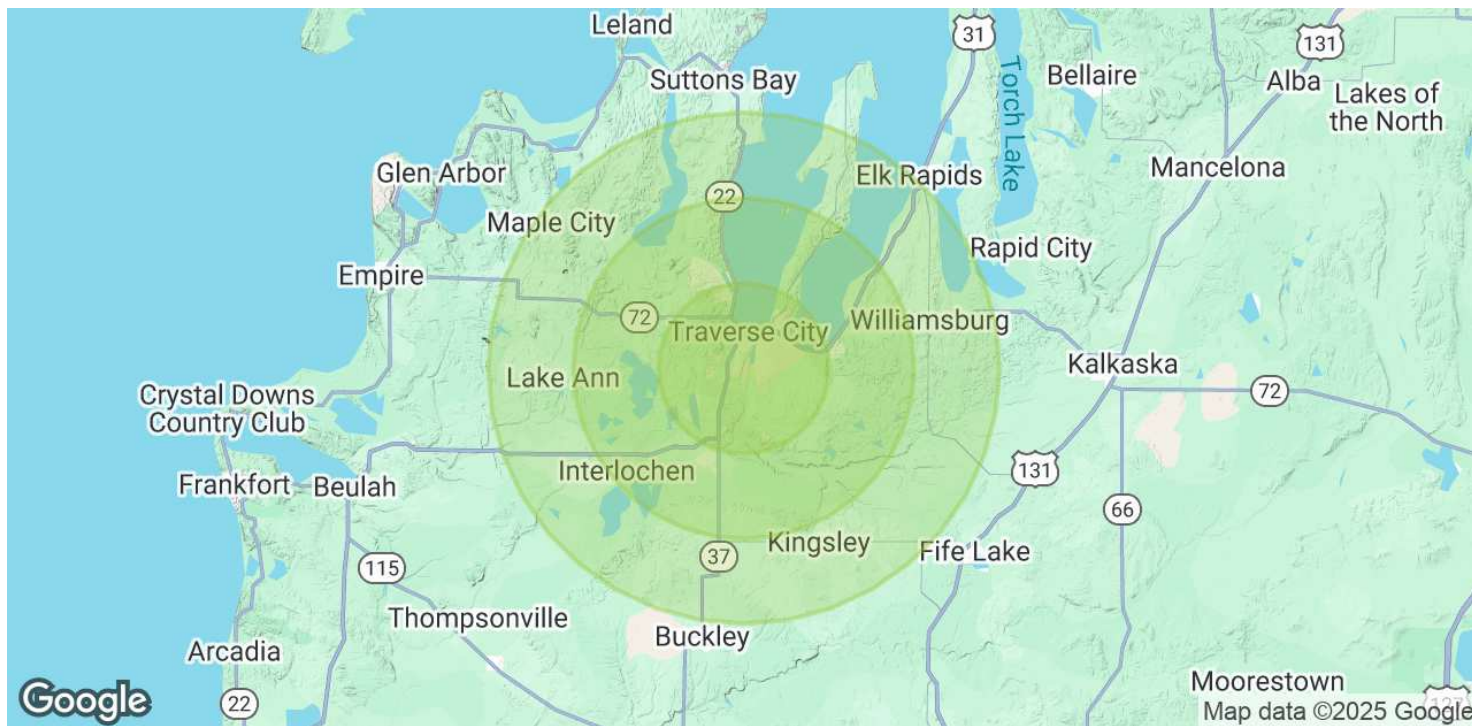
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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	48,790	91,034	111,518
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	21,950	38,701	46,856
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$84,971	\$90,150	\$91,493
Average House Value	\$411,279	\$411,307	\$415,324

* Demographic data derived from 2020 ACS - US Census

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