



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

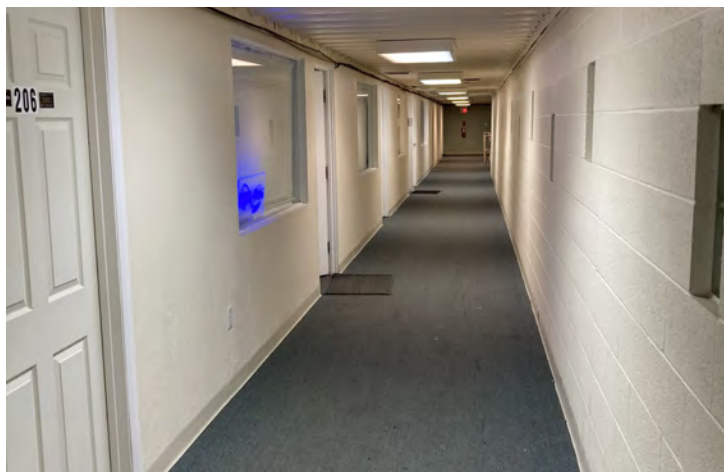


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OFFICE BUILDING FOR SALE

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Rate does not include utilities or CAM



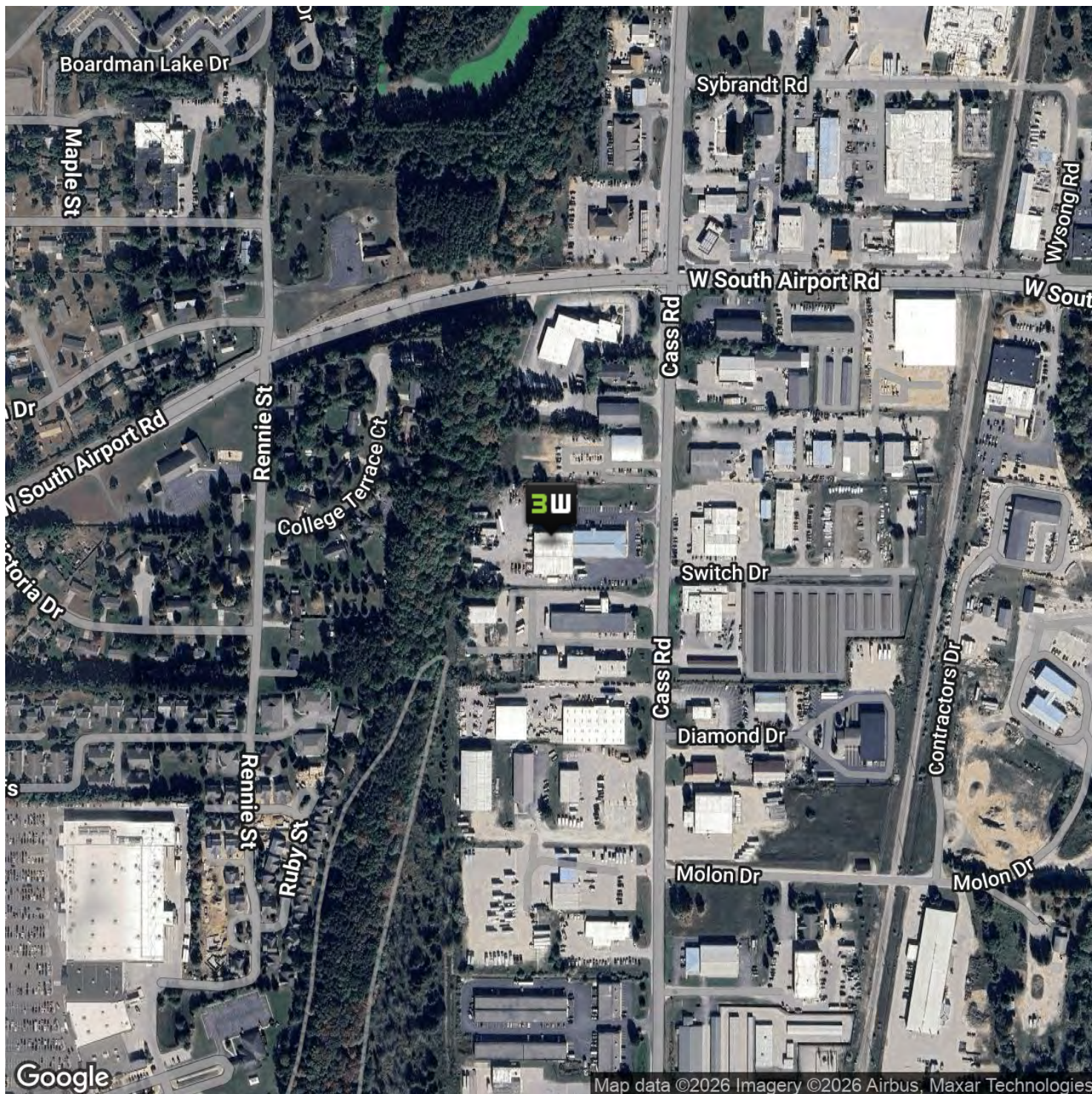
201		202	203	204	205	206	207
		\$695		\$540		\$300	\$450

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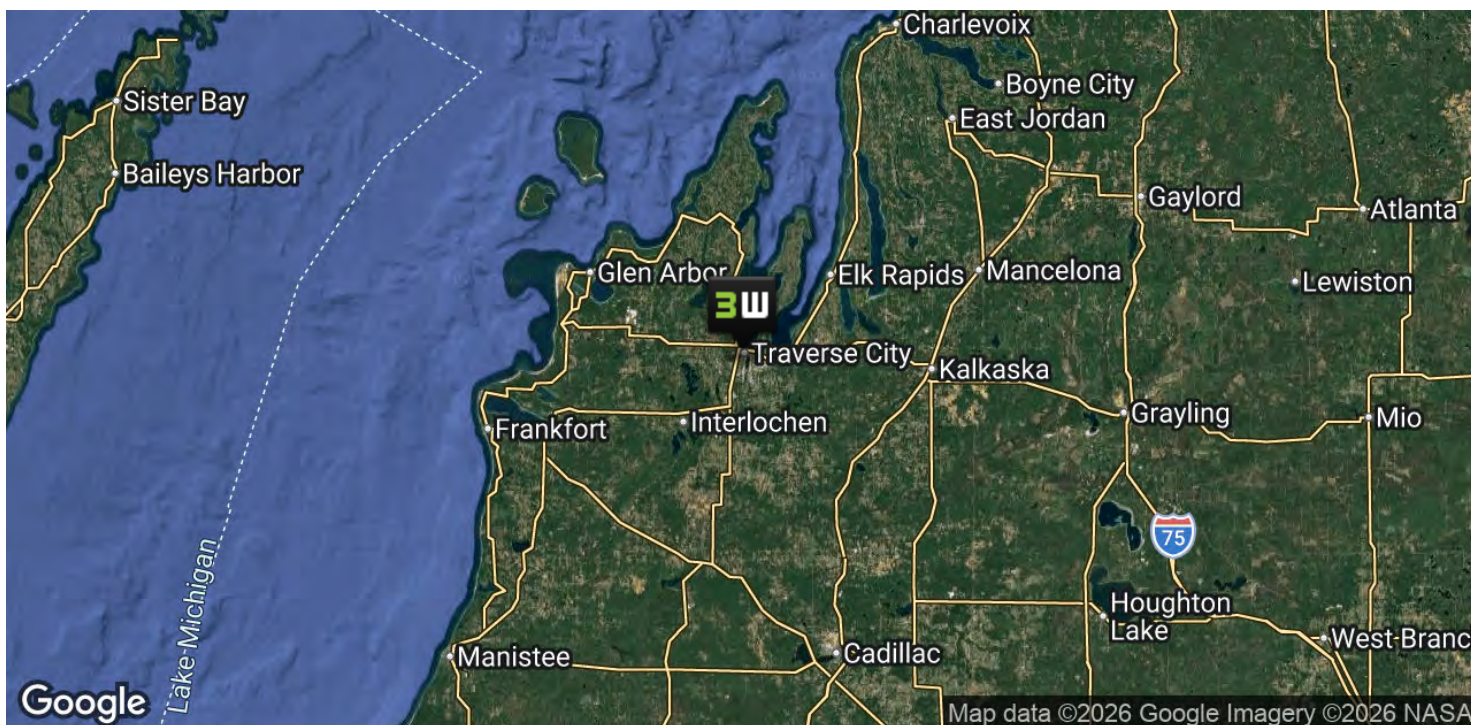
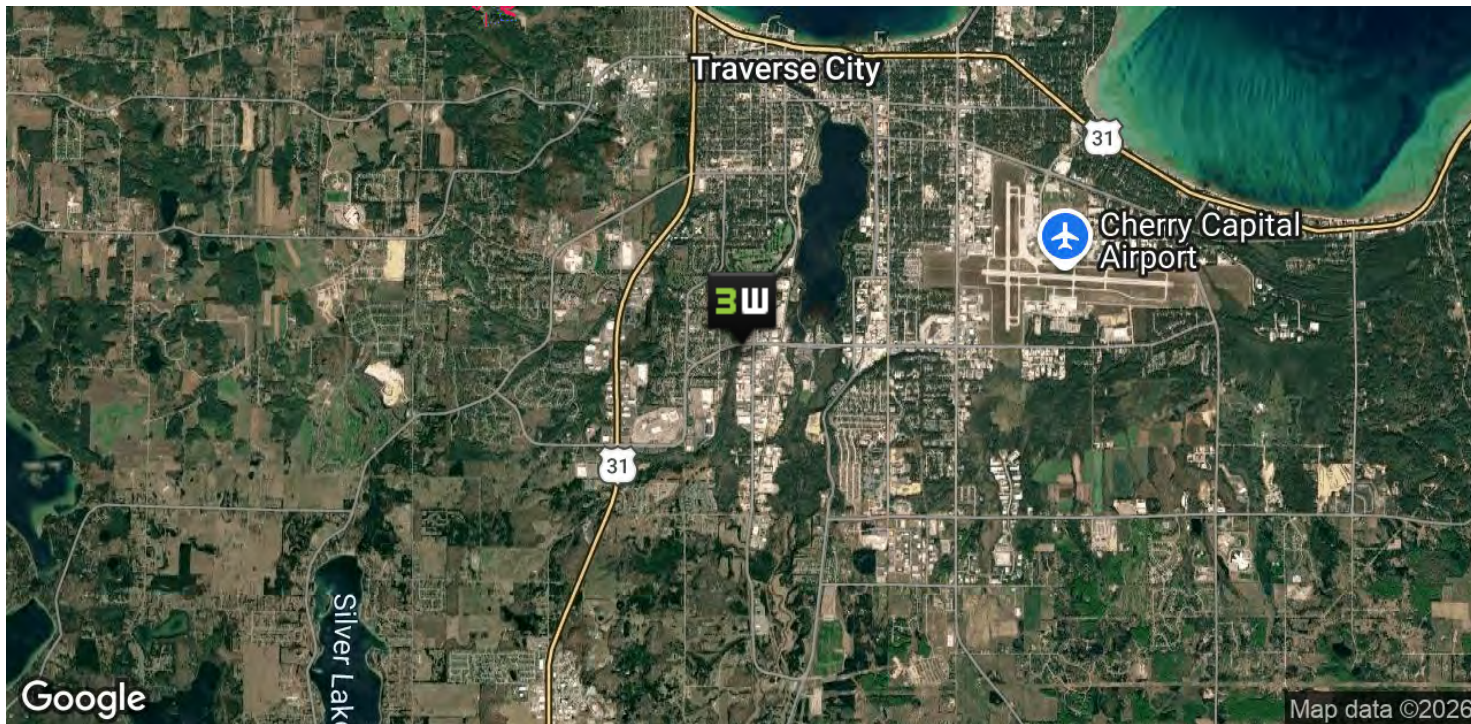
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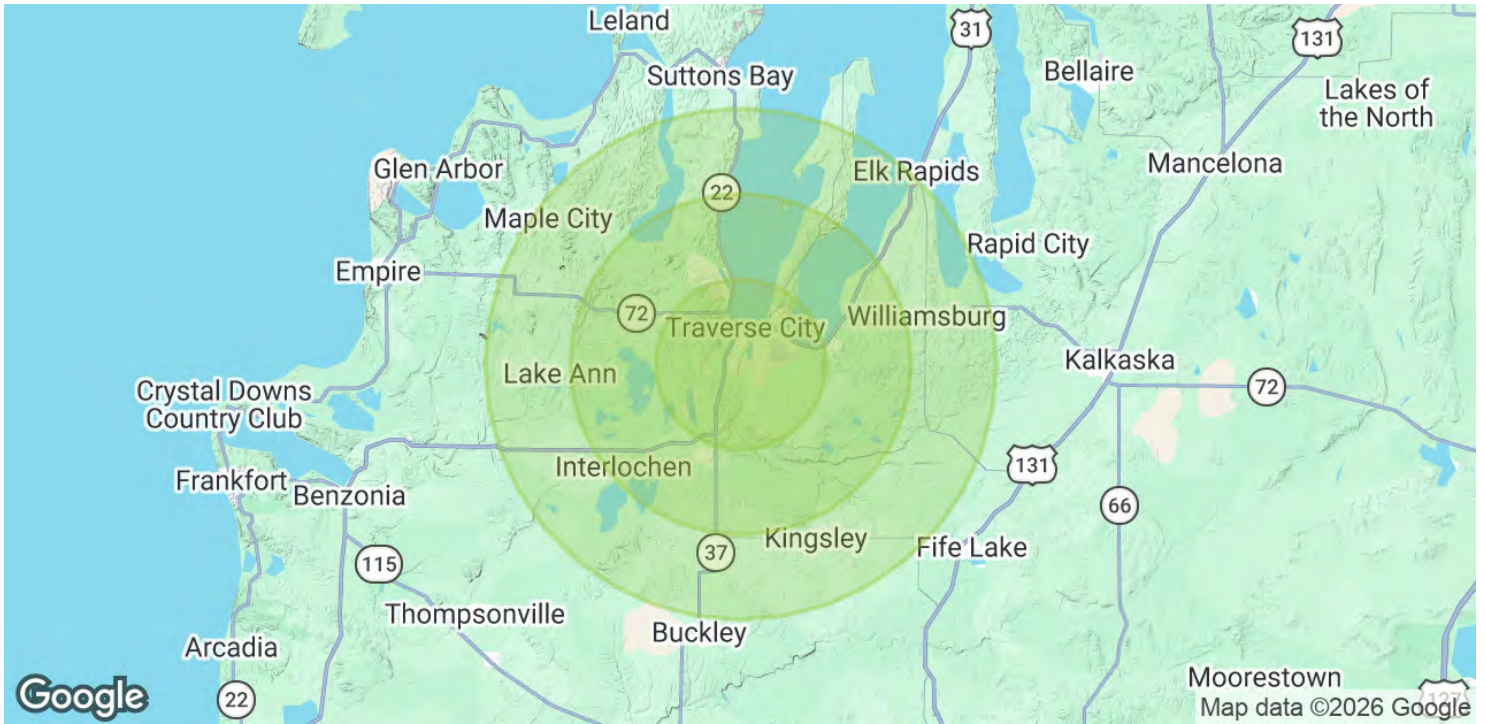


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POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	47,191	85,543	110,293
Average Age	42.9	43.6	44.2
Average Age (Male)	41.1	42.1	42.9
Average Age (Female)	46.0	46.2	46.1

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	20,674	35,913	45,473
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$98,493	\$101,749	\$103,356
Average House Value	\$341,611	\$347,497	\$353,358

* Demographic data derived from 2020 ACS - US Census

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