INDUSTRIAL PROPERTY FOR SALE

210 W Park Drive

executive summary



210 W Park Drive | Kalkaska, MI 49646

SALE PRICE:	$2,488,500
LOT SIZE:	3.0 ACRES
BUILDING SIZE:	32,000 SF
YEAR BUILT:	1979
RENOVATED:	2016
ZONING:	COMMERCIAL

PROPERTY OVERVIEW

32,000 sq ft open span industrial in Kalkaska Village, the ideal central location easily accessing all of NW Michigan; 2.9 acre lot with additional adjoining land available; 1.5 acres paved parking for 150 + cars; heavy Consumers power; DTE Natural Gas, 8 inch municipal water main, municipal sewer; radiant heat throughout; remodeled airconditioned offices, 4 bathrooms, employee break room, locker room; average height over 20 ft; 5 ton Overhead Crane, 2 truck docks and 4 ground level overhead doors; clean environmental; air compressor room; easily split for two tenants.

PROPERTY HIGHLIGHTS

- 32,000 sq ft industrial in Kalkaska Village,
- Heavy electric, gas and municipal sewer & water
- Central Location easily accessing all of NW Michigan
- Recently remodeled offices
- 2.9 acre lot with paved parking for 150+ cars

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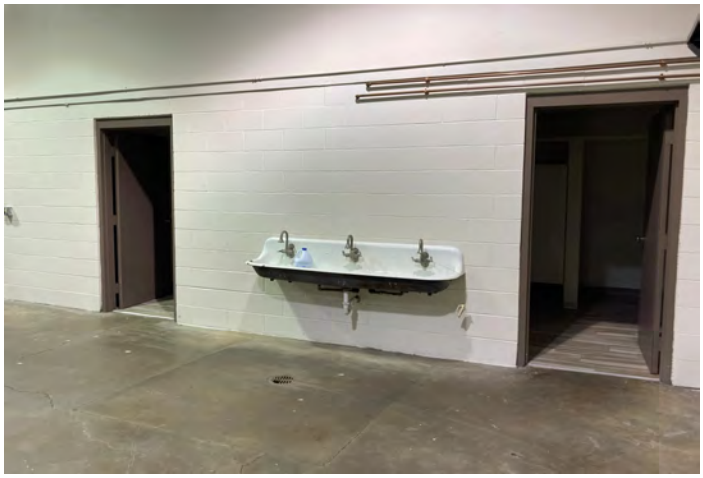












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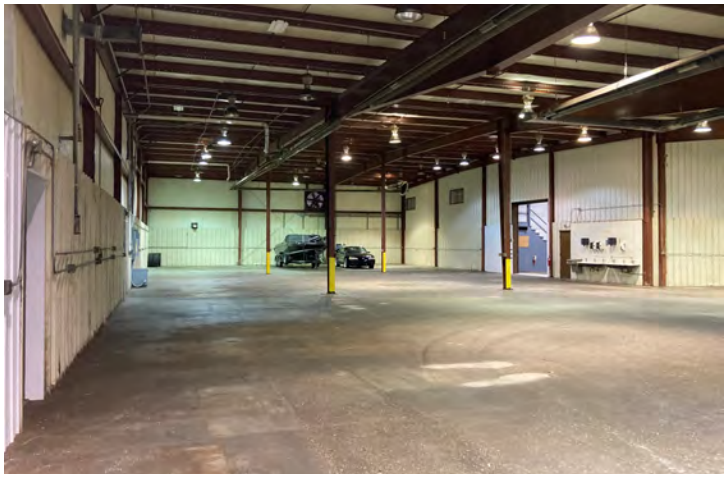
210 W Park Drive









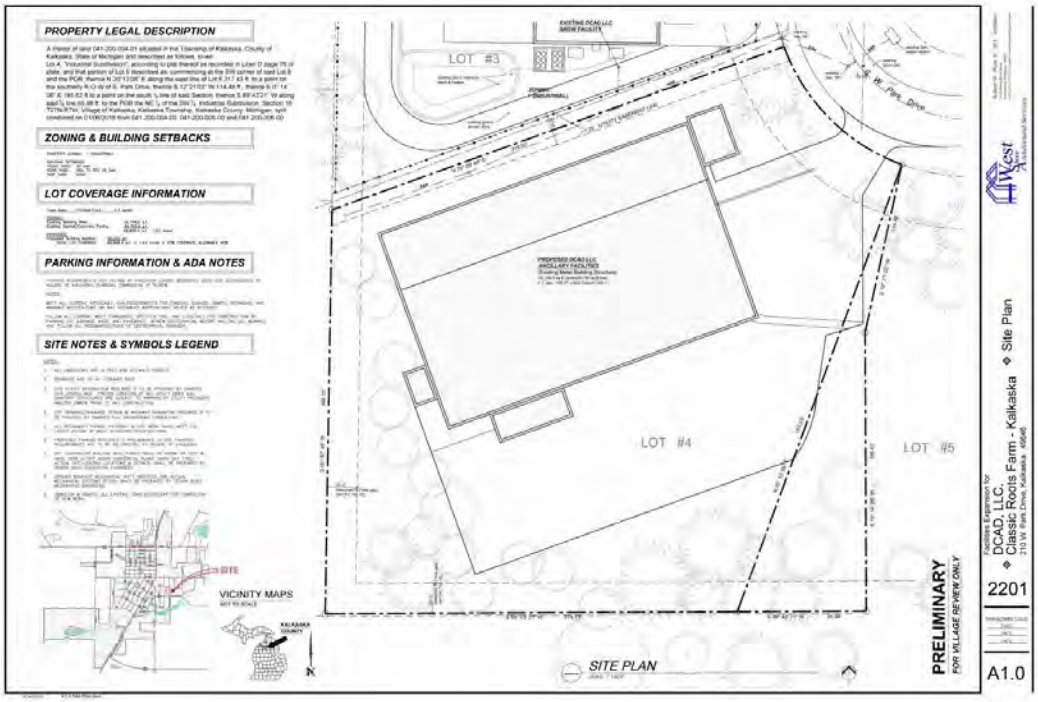


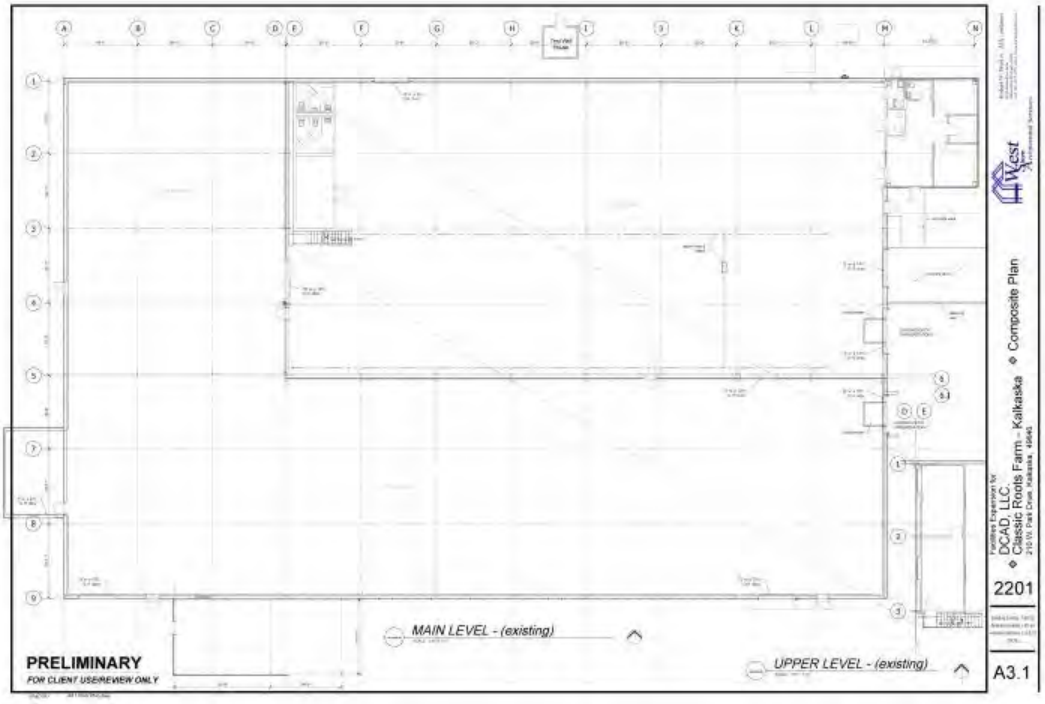


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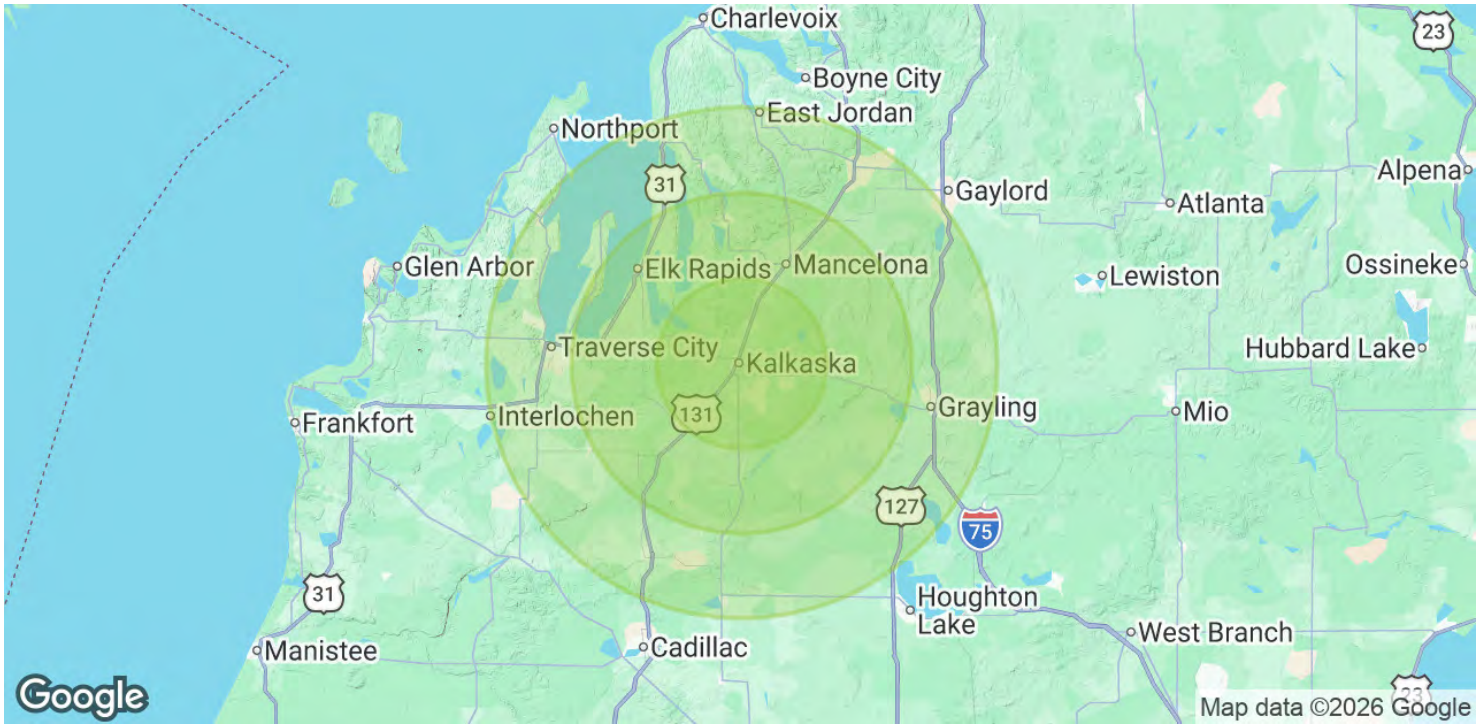




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POPULATION	10 MILES	20 MILES	30 MILES
Total Population	14,283	61,569	178,592
Average Age	44.3	47.3	45.7
Average Age (Male)	44.6	47.1	44.9
Average Age (Female)	44.0	47.9	47.0

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	5,964	26,459	75,888
# of Persons per HH	2.4	2.3	2.4
Average HH Income	$75,983	$93,007	$94,997
Average House Value	$199,706	$281,031	$300,204

2023 American Community Survey (ACS)

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