OFFICE BUILDING FOR SALE

1031 May St

executive summary



1031 May St | Charlevoix, MI 49720

SALE PRICE:	$787,000
LOT SIZE:	1.36 ACRES
BUILDING SIZE:	6,369 SF
YEAR BUILT:	1998
ZONING:	PO

PROPERTY OVERVIEW

1031 May St presents an opportunity to acquire a professional office building previously a bank in the Charlevoix area. This Class B, property offers 6,369 SF in one building with a finished basement, creating an efficient layout for a range of office uses and ownership strategies.

Built in 1998 and zoned PO, the property is well suited for anyone seeking an established office asset with straightforward functionality. Its position at the northwest corner of Stover Rd and May St adds clear identity for the site, while the office building format supports long-term usability and professional appeal.

5-Year Deed Restriction prohibiting use as a bank or credit union, including any associated ATMs or Kiosks; all other commercial uses are permitted, subject to local zoning.

PROPERTY HIGHLIGHTS

- - Ample Parking
- - Drive-thru
- - Finished Basement

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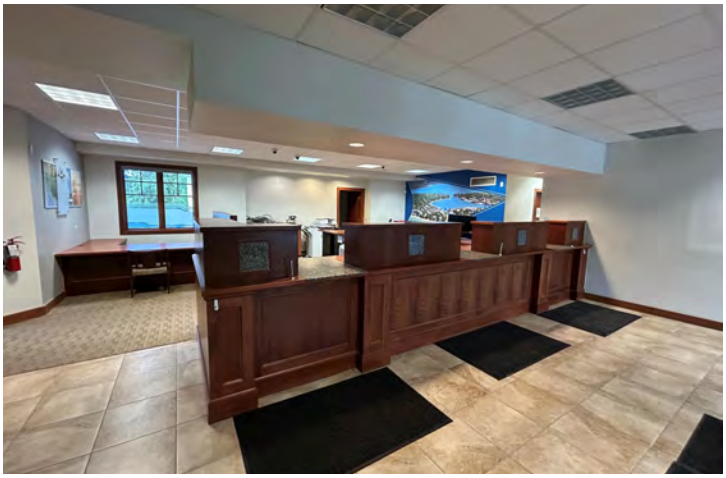


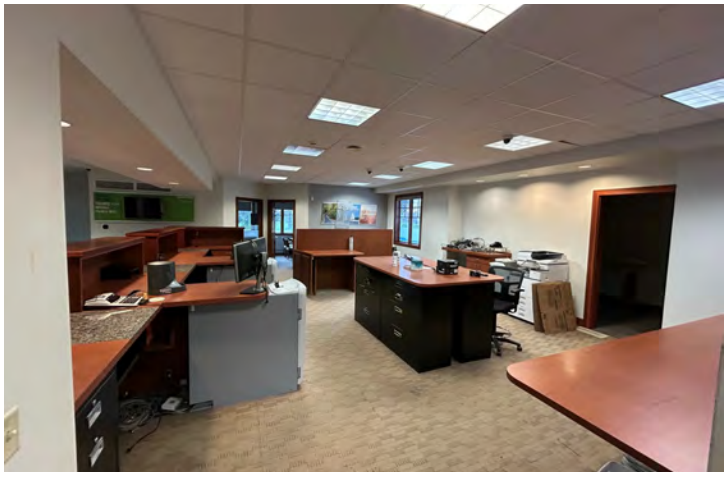
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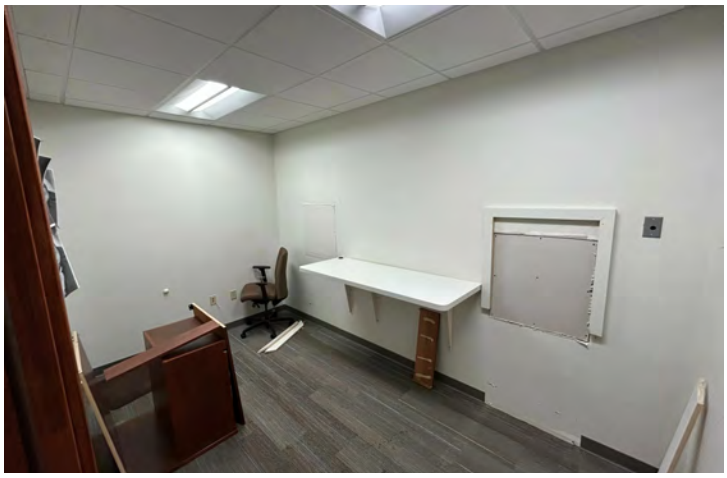
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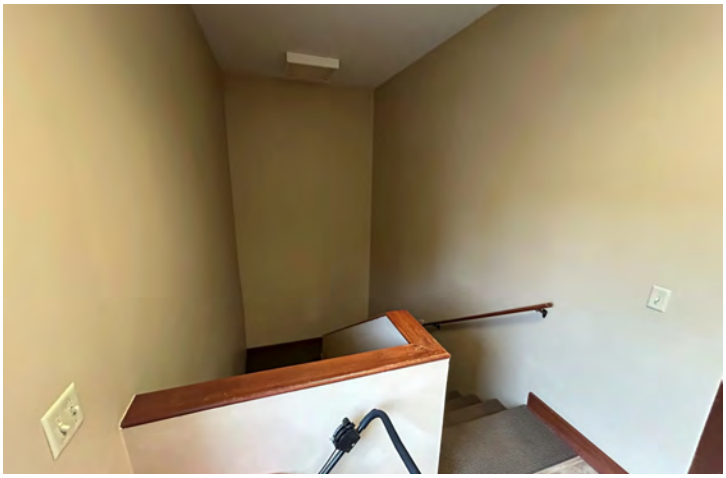








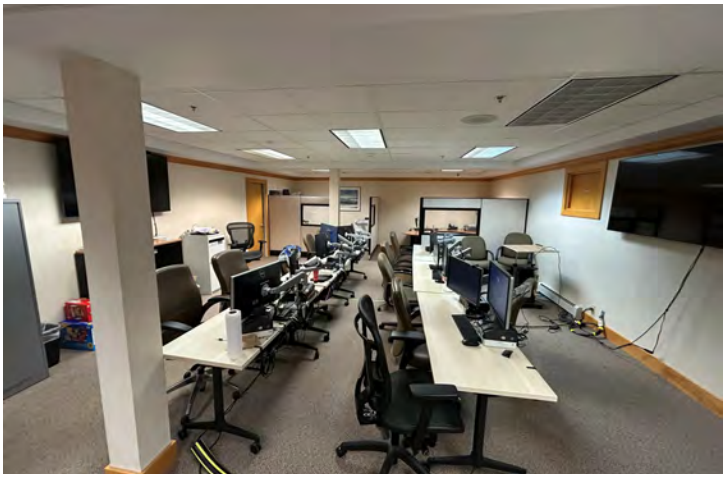




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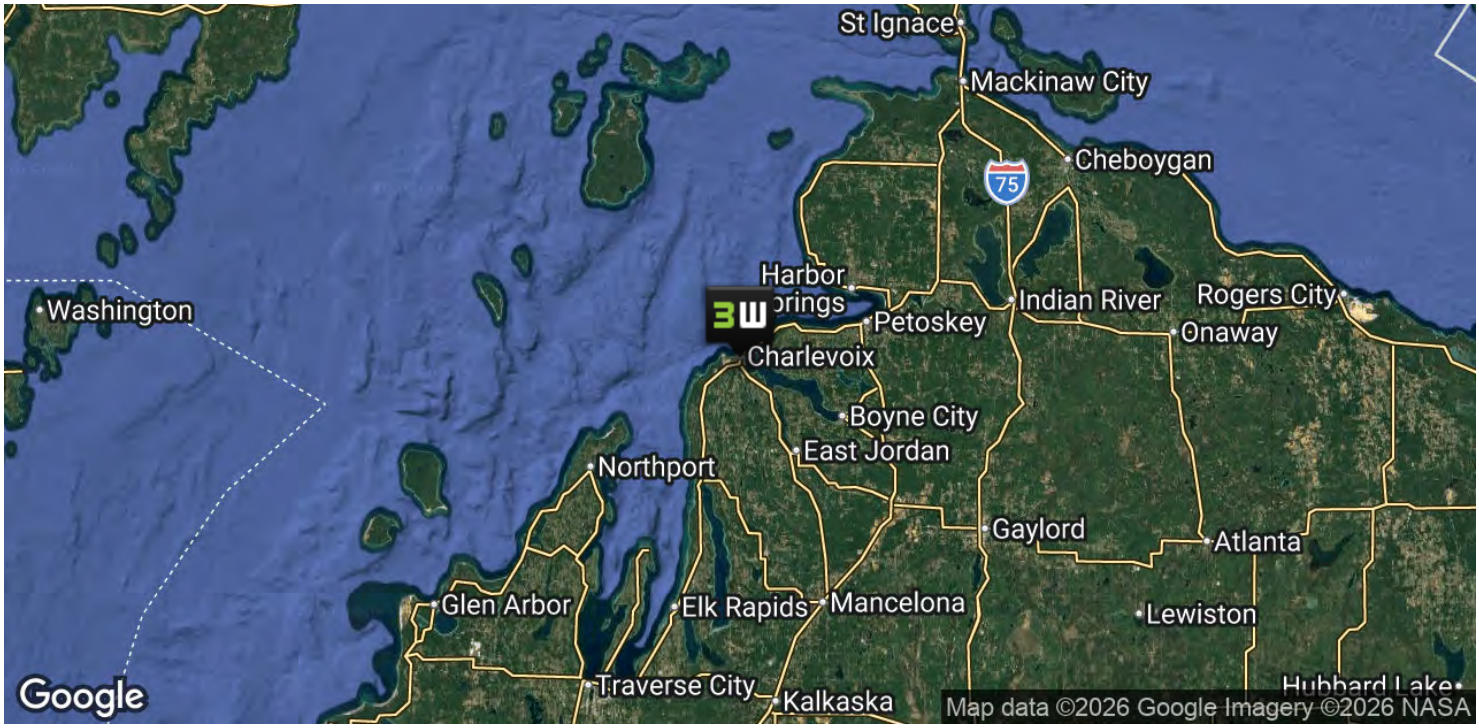


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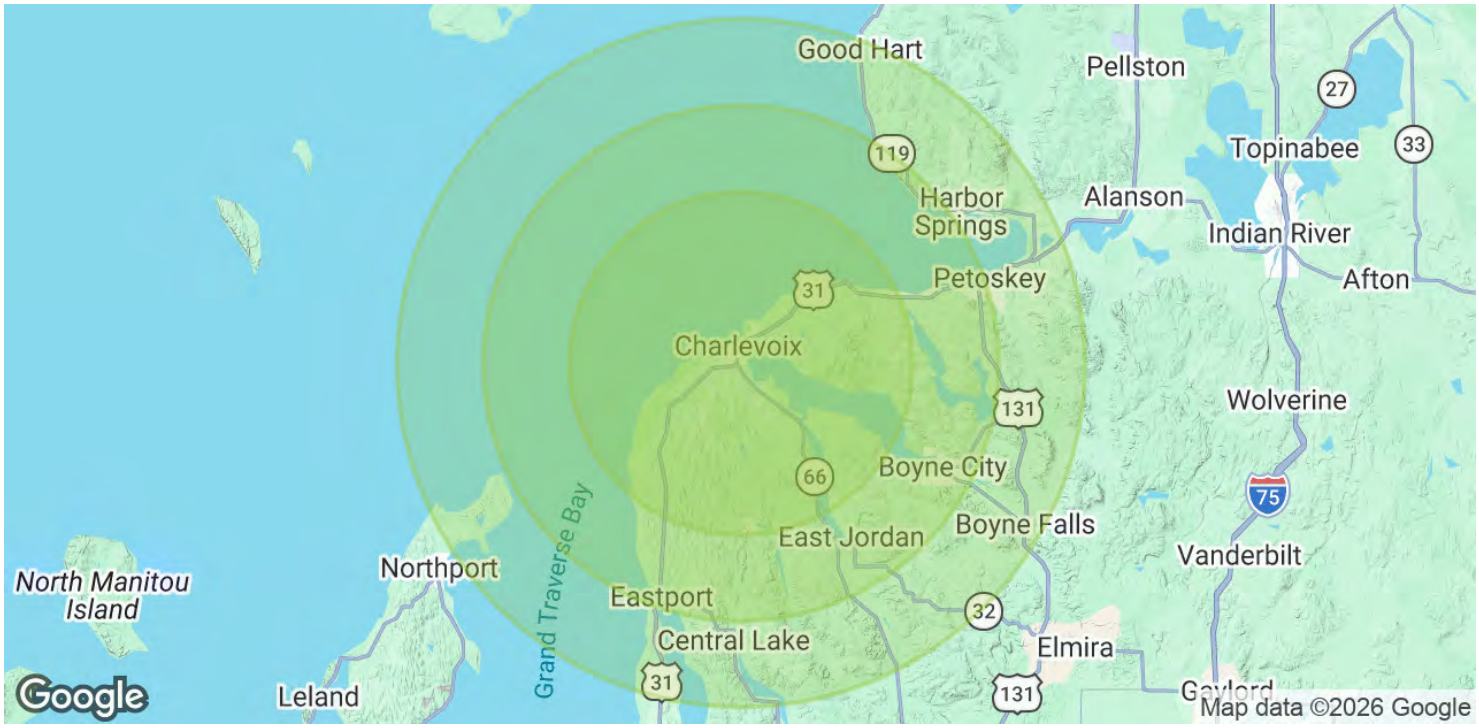
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POPULATION	10 MILES	15 MILES	20 MILES
Total Population	13,160	30,179	50,528
Average Age	51.6	50.0	48.9
Average Age (Male)	50.7	47.5	46.9
Average Age (Female)	51.9	51.2	50.3

HOUSEHOLDS & INCOME	10 MILES	15 MILES	20 MILES
Total Households	6,265	14,140	22,814
# of Persons per HH	2.1	2.1	2.2
Average HH Income	$112,950	$104,526	$106,003
Average House Value	$350,840	$340,265	$349,259

2023 American Community Survey (ACS)

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