



OFFICE BUILDING FOR SALE

810 N Birch St

executive summary



810 N Birch St | Kalkaska, MI 49646

SALE PRICE:	\$349,000
LOT SIZE:	1.3 ACRES
BUILDING SIZE:	1,728 SF
YEAR BUILT:	1993
ZONING:	COMMERCIAL
TRAFFIC COUNT:	12,500

PROPERTY OVERVIEW

For sale in Kalkaska, Michigan, an exceptional commercial property awaits your development vision. Situated on a prime corner lot with convenient access from M-72 and adjacent side roads, this property offers outstanding visibility for commercial ventures or multi-family projects. Spanning 1.3 acres, the property features a versatile setup including a 30x40 pole barn with 10' overhead door and a modular home/office, providing immediate utility and potential for further expansion. Whether you're planning to establish a new business or invest in residential development, this property offers a strategic location and ample space to bring your ideas to life in the heart of Kalkaska.

PROPERTY HIGHLIGHTS

- High traffic count
- Excellent Visibility
- Development Opportunity

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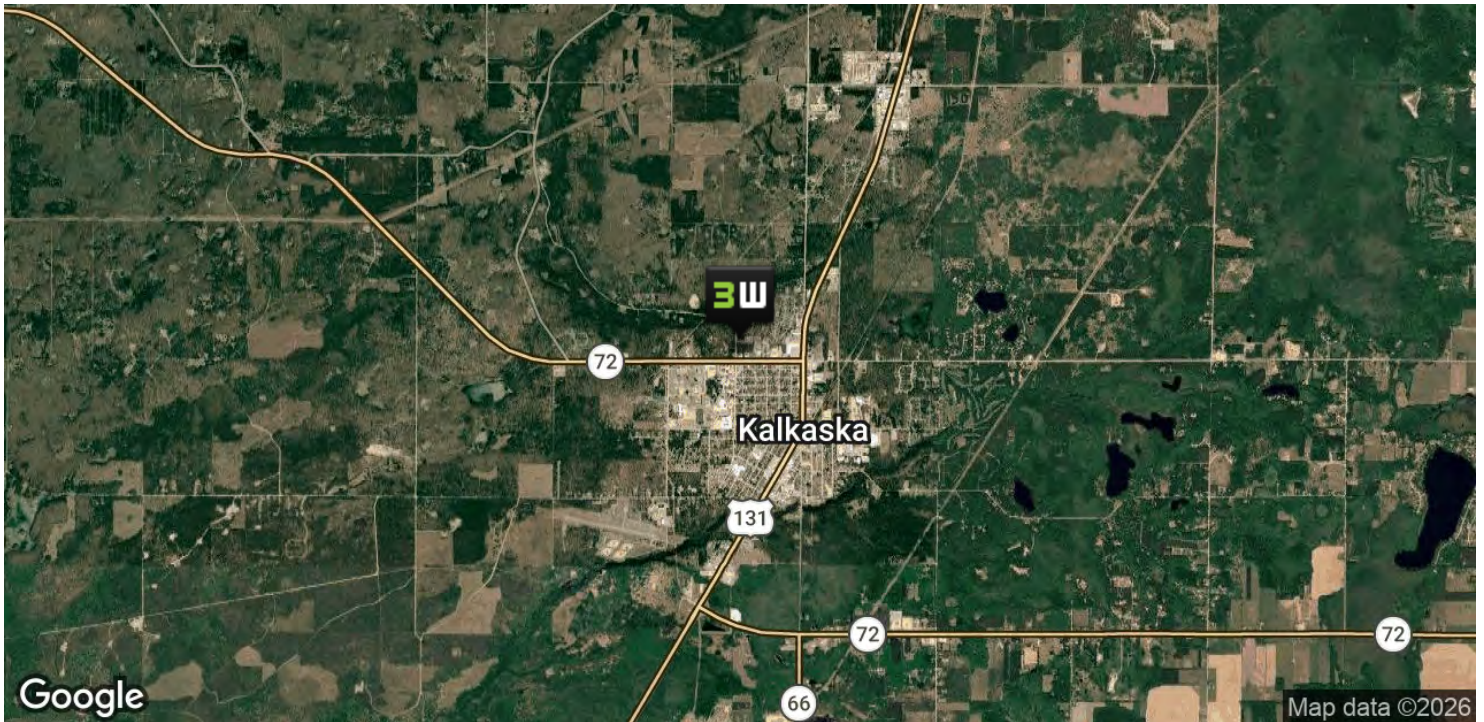
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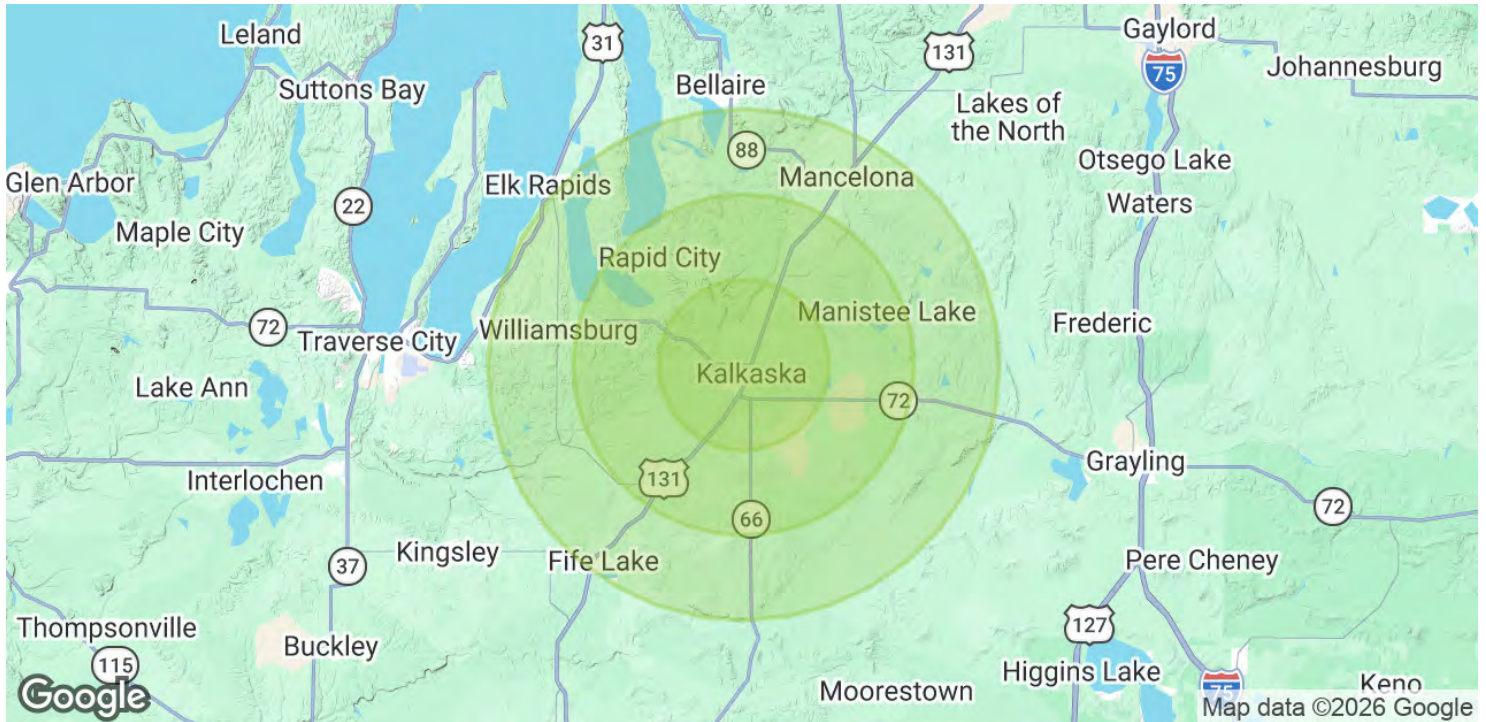
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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	6,282	16,102	30,314
Average Age	43	44	45
Average Age (Male)	42	44	45
Average Age (Female)	44	45	46

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	2,539	6,635	12,724
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$67,679	\$74,988	\$80,456
Average House Value	\$180,522	\$234,369	\$274,682

2020 American Community Survey (ACS)

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