FOR SALE

2815 STADIUM DR.
KALAMAZOO, MICHIGAN 49008

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY FEATURES

- 2,052 SF Automotive Shop/Service
- 0.78 Acres
- Zoned CC (Community Commercial District)



FOR DETAILS CONTACT

Dan Flynn
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(248) 567-7988

Matt Callander
Callander Commercial
(269) 271-5187

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. Third-party trademarks and logos are property of their respective owners and are used solely to identify tenants, nearby retailers or other businesses relevant to subject property, use does not imply affiliation, sponsorship or endorsement.

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PROPERTY TYPE:	Automobile Service / Retail
BUILDING SF:	2,052
YEAR BUILT:	1970
LAND SF:	0.78
CONSTRUCTION TYPE:	Brick
TAXES / YEAR:	$10,425.05
ROOF TYPE:	Shingle
LIGHTING TYPE:	LED
SECURITY:	Alarm
HEAT TYPE:	Forced
CEILING HEIGHT:	12'
FLOOR TYPE:	Concrete
GRADE LEVEL DOORS:	2
# OF PARKING SPACES:	Approx 60
LOT/LAND SIZE (ACRES):	33,890
PARCEL ID #:	06-29-119-001
ZONING:	CC (Community Commercial District)
GAS/WATER/SEWER:	Gas / City / City

PROPERTY PRICING

TRANSACTION TYPE:	Sale
ASKING SALE PRICE:	$895,000

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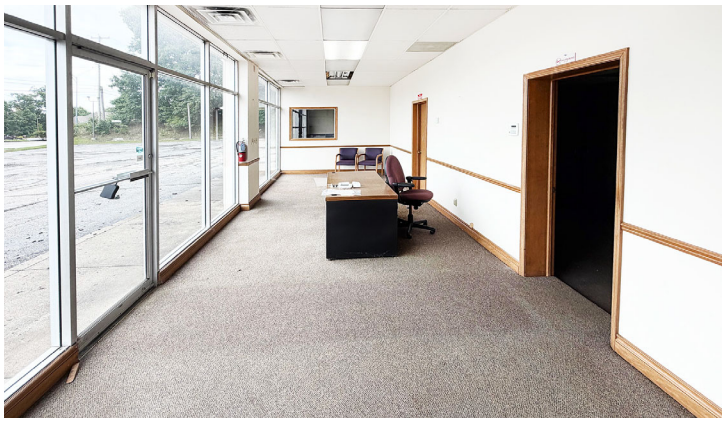
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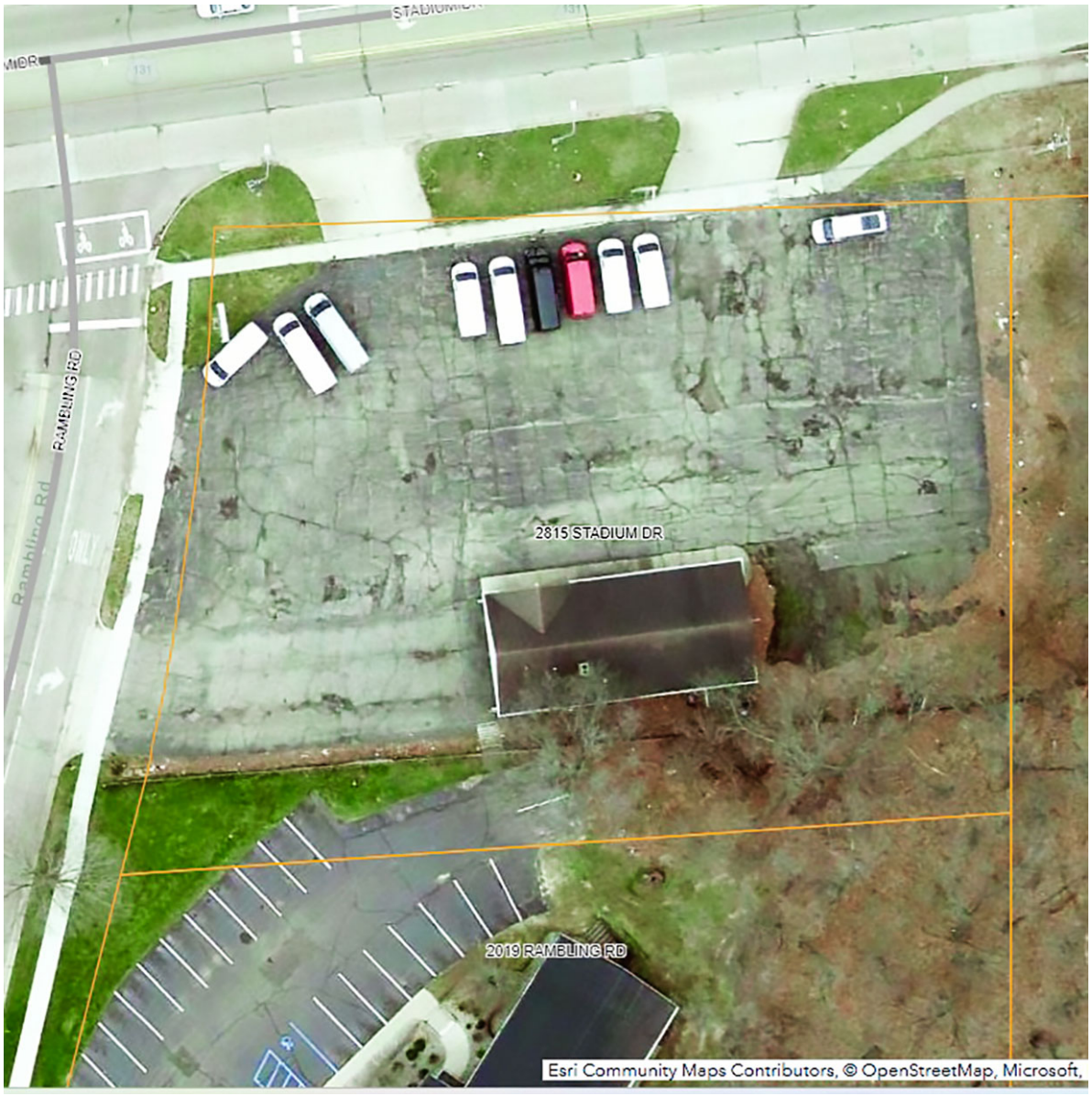
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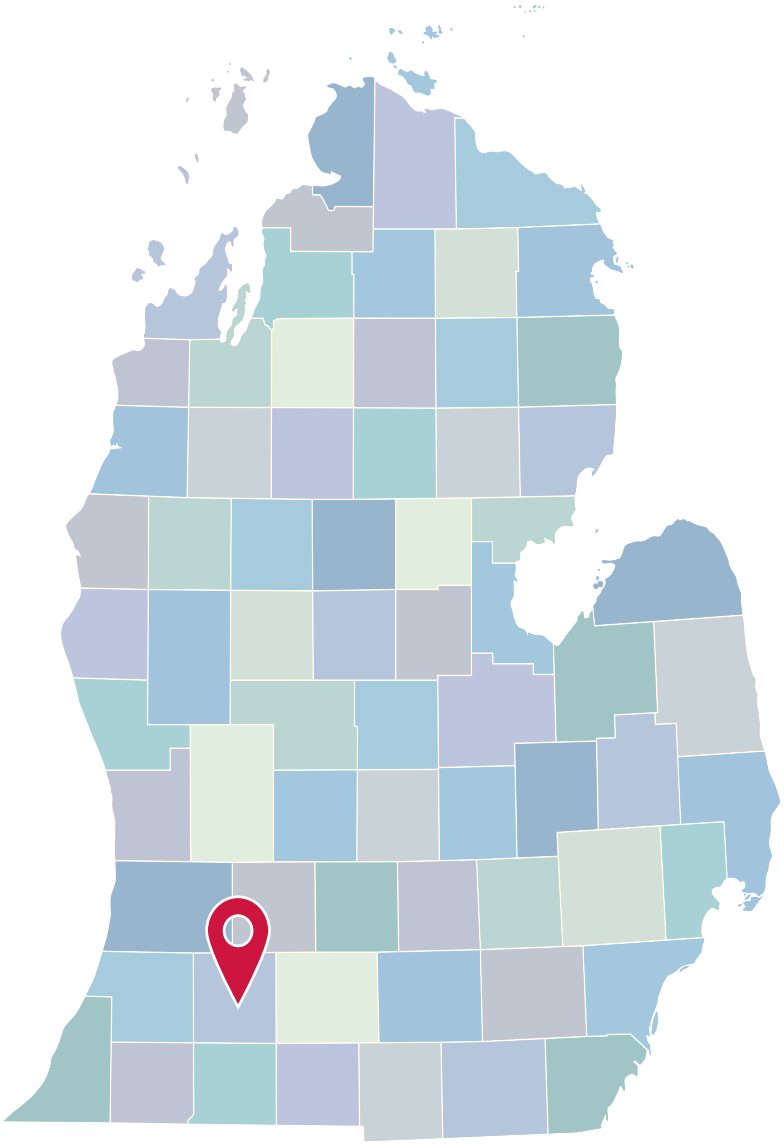
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City of Kalamazoo **CC Community Commercial Zoning** Permitted Uses:

- Retail
- Hotel/Motel
- Nursing Home
- Religious Assembly
- Assembly
- College and university
- Hospital
- Library and museum
- Parks, open space, and preserve
- Police and fire station
- School
- Entertainment sports (participant - outdoor)
- General retail
- General services
- Kennels
- Office

PD Permitted Development Standards Required:

- Adult regulated use
- Day-care center
- Outdoor sales and storage
- Package liquor
- Parking (stand alone)
- Vehicle service
- Craftsman industrial
- Marihuana Retailer
- Marihuana Designated consumption lounge
- Automobile Service

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