



INDUSTRIAL PROPERTY FOR SALE

8597 E Bingham Rd, Unit 4

executive summary



8597 E Bingham Rd, Unit 4 | Traverse City, MI 49684

SALE PRICE:	\$139,000
LOT SIZE:	0.03 ACRES
BUILDING SIZE:	1,218 SF
YEAR BUILT:	2022

PROPERTY OVERVIEW

This modern and spacious 1,218 square foot commercial storage condo built in 2022 sits in scenic Leelanau County, Michigan. This well-designed unit features modern LED lighting, an impressive 18' overhead door that spans 16' wide, and a generous 20-foot ceiling height, making it perfect for a variety of storage needs. Natural gas ceiling mounted heating unit covers the generous floor dimensions of 20' x 57' where you'll have ample room for all your items. Additionally, enjoy the convenience of on-site boat and RV concierge and maintenance services, ensuring your vehicles are well cared for. This storage unit combines functionality and accessibility in a prime location!

PROPERTY HIGHLIGHTS

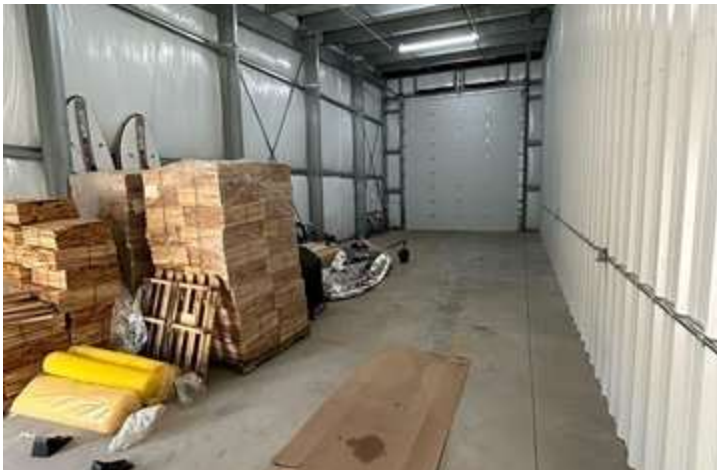
- Convenient Location
- Secure Unit
- Heated

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com
DAVID COONROD | Associate | Commercial Realtor | 231.929.2955 | dcoonrod@threewest.com



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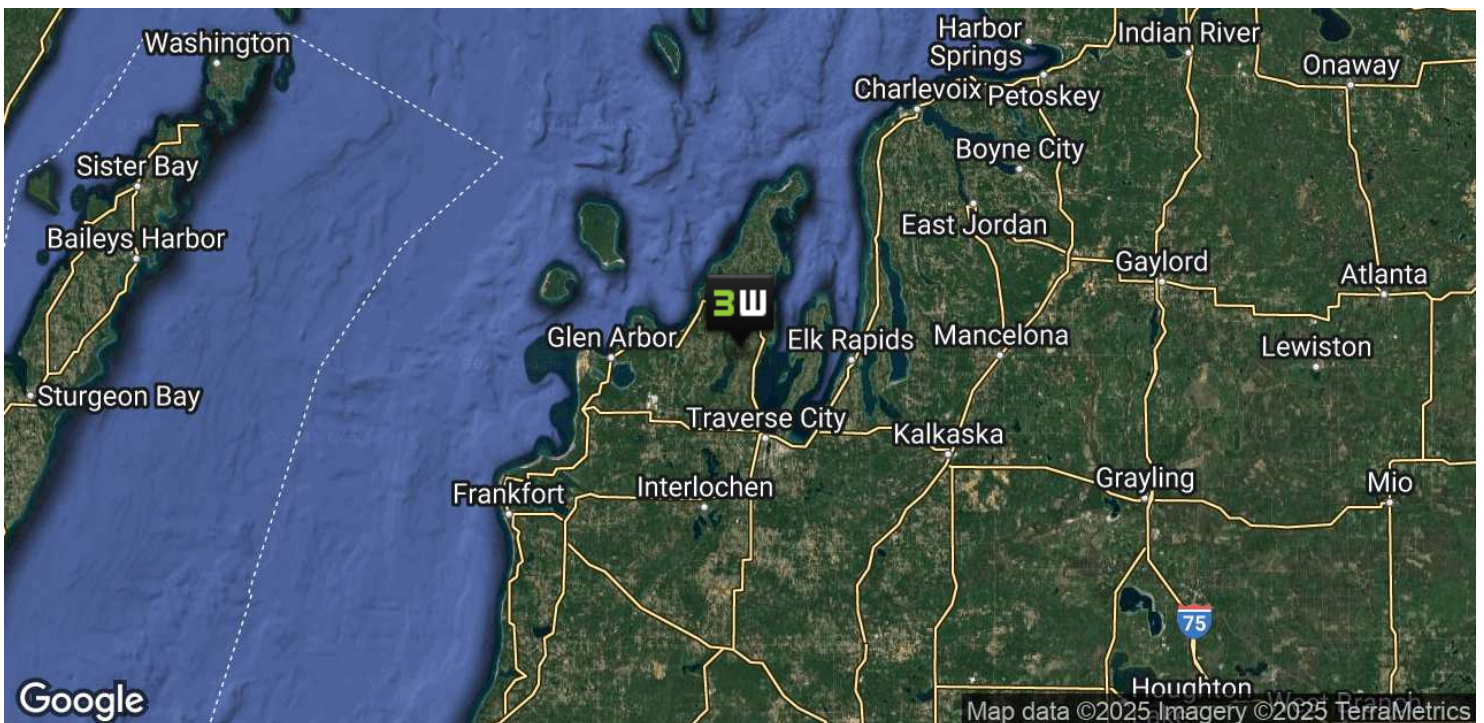
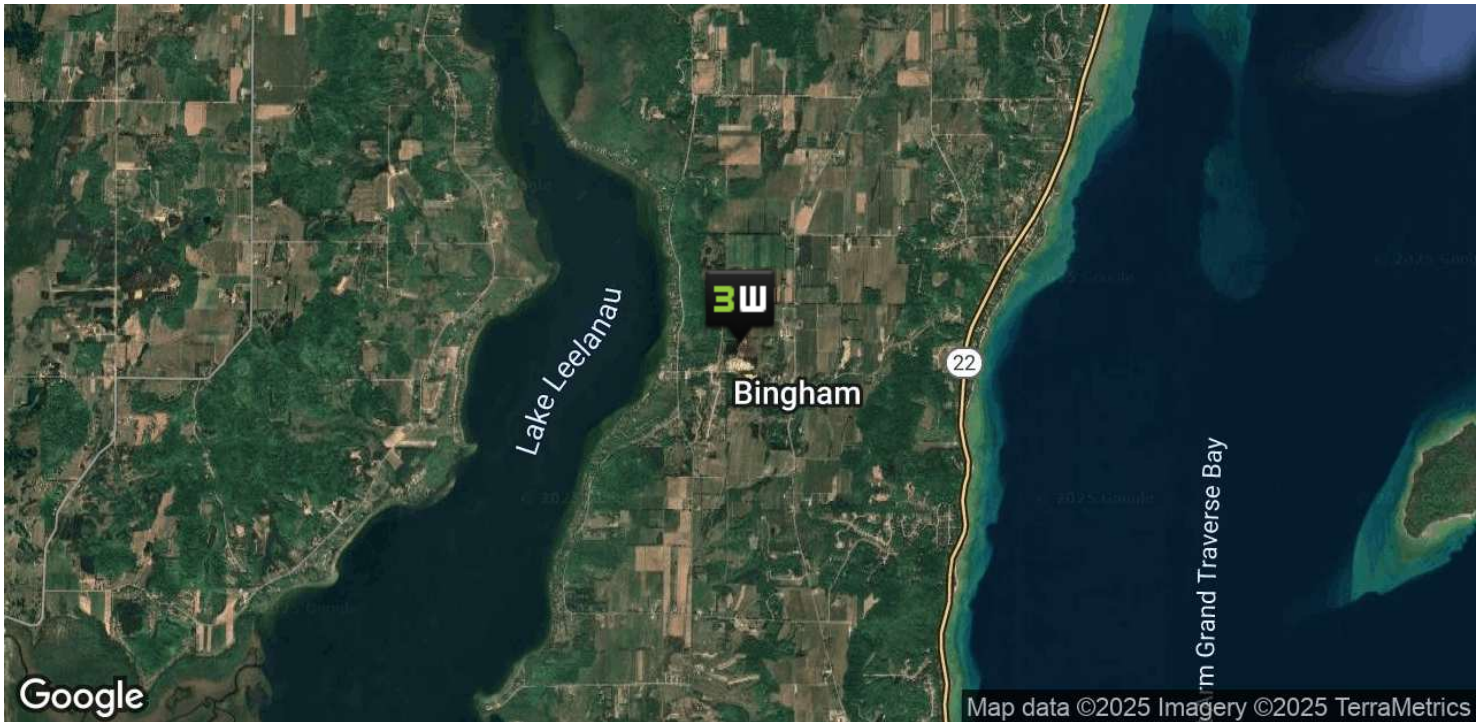


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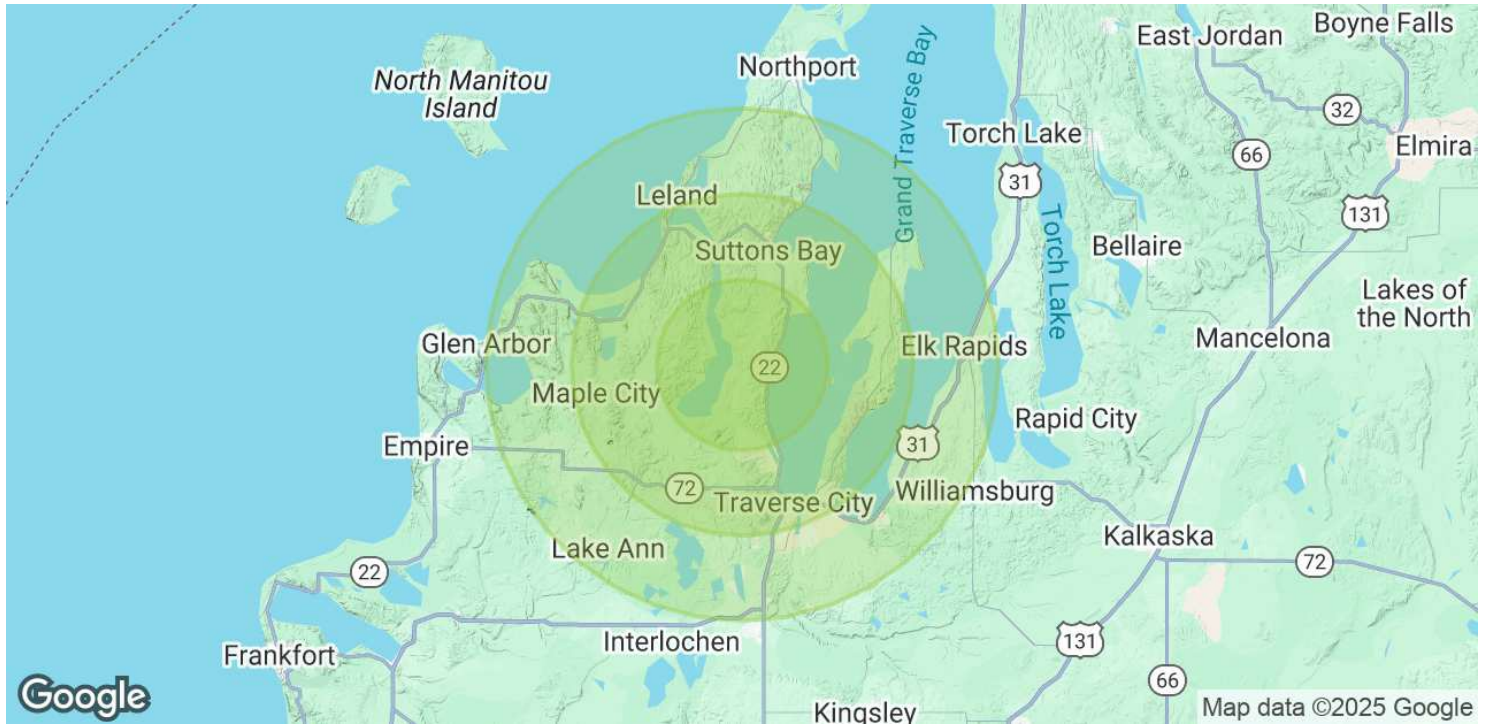


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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	5,736	48,343	102,147
Average Age	49	47	45
Average Age (Male)	49	46	44
Average Age (Female)	49	48	46

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	2,451	21,588	44,012
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$110,058	\$101,702	\$95,445
Average House Value	\$466,684	\$504,100	\$440,658

Demographics data derived from AlphaMap

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