



NANCY M. FISH, CCIM

COMMERCIAL • INVESTMENT • CONSULTING • RESIDENTIAL

2028 E VW AVE, VICKSBURG, MI 49097

4,328 SF Commercial

REAL ESTATE ONLY. Subject to tenant rights, existing lease. Currently occupied by auto parts store. Leased to April 1, 2027. Tenant pays utilities, grounds and property tax. Approximate property tax is \$3400. Exterior construction is part wood pole w/ metal panel, part masonry block, painted. 10', 12' and 14' ceiling heights. Divided into retail, office, parts/storage, break room and restroom. Trade area includes Vicksburg, Schoolcraft and south Portage.

RENT SCHEDULE

YEAR	MO RENT	ANNUAL RATE
2025	\$ 2117	\$ 25,404
2026	\$ 2180	\$ 26,160

Lease rate includes an escalation clause of 3% annually. Rate increases occur on April 1 each year. Lease assignment termination date March 31, 2027. Leased to auto parts stores since 1996. Tenant pays utilities, grounds maintenance and property tax.

Rev 072925

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