

FOR SALE

OFFICE BUILDING

1753 Barlow St Traverse City, MI 49686



Dan Stiebel
Associate Broker, CCIM, SIOR
(231) 633-0432
dan@realestatetc.com
402 East Front Street
Traverse City, MI 49686

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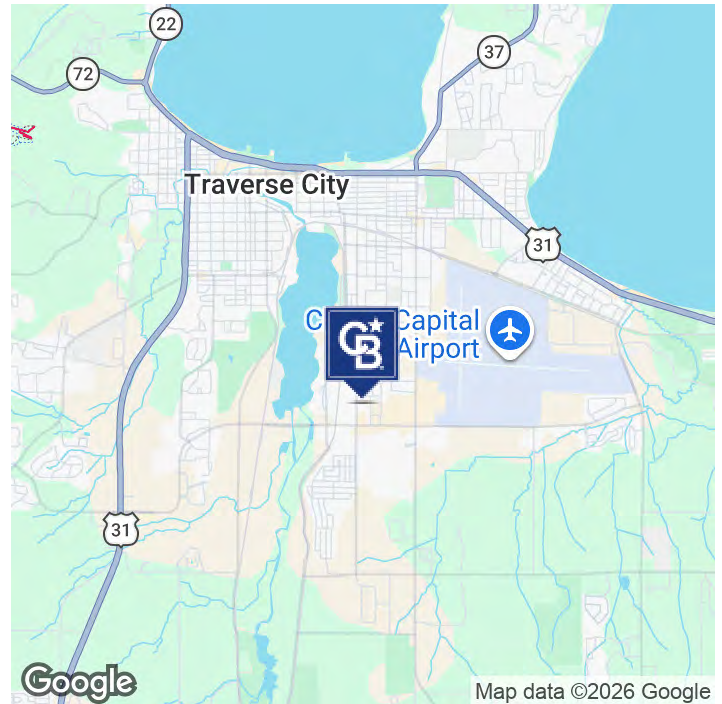


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OVERVIEW

OFFICE BUILDING

1753 Barlow St Traverse City, MI 49686



Sale Price

\$750,000

OFFERING SUMMARY

Building Size:	4,212 SF
Lot Size:	0.79 Acres
Price / SF:	\$178.06
Zoning:	CL

PROPERTY OVERVIEW

Flexible office building in a convenient Traverse City location near S. Airport Road.

- Leased to a single office tenant (mo-mo)
- Designed to accommodate 3 separate suites, each with its own entrance, address, and restroom
- Interior walls are non-load-bearing, so layouts can be reconfigured as tenant needs change
- Dedicated server room
- Ethernet wired to every office
- Wi-Fi-enabled remote thermostats
- Great parking - 24 spaces
- Room on lot to build an addition or a separate building
 - Add office, warehouse, storage, or additional light industrial space
- Building set off of Barlow, but includes signage rights on Barlow
- Located in the Opportunity Zone for potential TAX SAVINGS
- New roof in 2022

LOCATION OVERVIEW

1753/1755 Barlow St lies just north of the Barlow & S Airport intersection. The building entrance is between Sec of State and ViewTech. It is located behind 1751 Barlow.

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DETAILS

OFFICE BUILDING

1753 Barlow St Traverse City, MI 49686

LOCATION INFORMATION

Street Address	1753 Barlow St
City, State, Zip	Traverse City, MI 49686
County	Grand Traverse
Township	Garfield
Signal Intersection	No
Road Type	Paved

BUILDING INFORMATION

Building Size	4,212 SF
Occupancy %	100%
Tenancy	Single (Could be 3 Units)
Number of Floors	1
Year Built	1986 & 1989
Construction Status	Existing
Framing	Wood
Roof	Asphalt
Free Standing	Yes
Number of Buildings	1
Foundation	Slab

SUITE INFORMATION - SEE FLOOR PLAN

1753	1,448 SF
1755	1,470 SF
1757	1,349 SF

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	CL
Lot Size	0.79 Acres
APN #	28-05-014-051-10
Corner Property	No
Waterfront	No
MLS #	1951777

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface - 24 Spaces

UTILITIES & AMENITIES

Handicap Access	Yes
HVAC	Natural Gas & Central
Restrooms	3
Sewer & Water	City

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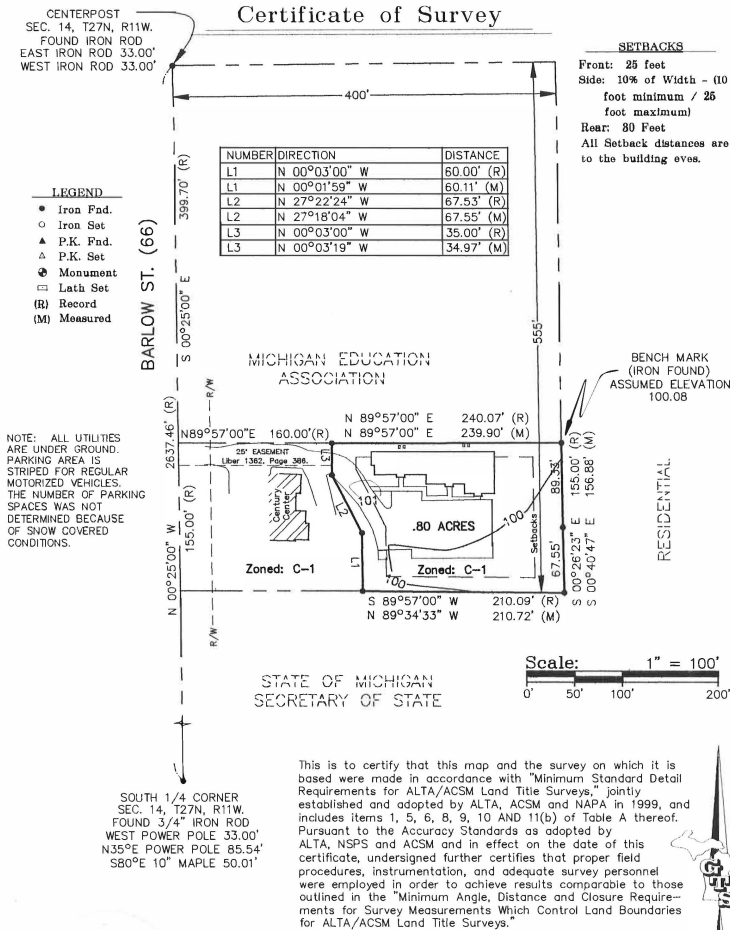
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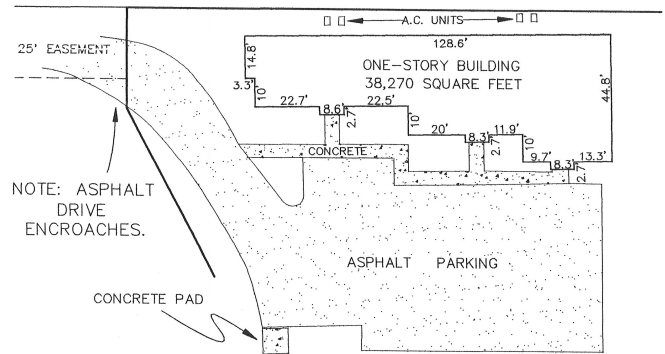
SURVEY

OFFICE BUILDING

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DETAIL (NOT TO SCALE)



DESCRIPTION AS FURNISHED:

Part of the South 155 feet of the North 555 feet of the West 400 feet of the Northwest one-quarter of the Southeast one-quarter, Section 14, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, more fully described as: Commencing at the South one-quarter corner of said Section 14; thence North 0°25'00" West, 2637.46 feet, along the North and South one-quarter line of said Section 14 to the centerpost of said Section 14; thence South 0°25'00" East, 399.70 feet along said North and South one-quarter line, thence North 89°57'00" East, 160.00 feet, (Previously recorded as East); thence South 0°26'23" East, 155.00 feet, (Previously recorded as South 0°25' East), along the Westerly boundary of the Plat of First Addition to Wedgewood; thence South 89°57'00" West, 210.09 feet, (Previously recorded as West); thence North 0°03'00" West, 60.00 feet; thence North 27°22'24" West, 67.53 feet; thence North 0°03'00" West, 35.00 feet to the Point of Beginning.

Together with a 25 foot wide easement for ingress, egress, and the installation and maintenance of public and private utilities, the North line of which is described as being a part of the South 155 feet of the North 555 feet of the West 400 feet of the Northwest one-quarter of the Southeast one-quarter, Section 14, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, more fully described as: Commencing at the South one-quarter corner of said Section 14; thence North 0°25'00" West, 2637.46 feet, along the North and South one-quarter line of said Section 14 to the centerpost of said Section 14; thence South 0°25'00" East, 399.70 feet along said North and South one-quarter line to the Point of Beginning of said North line; thence North 89°57'00" East, 160.00 feet, (Previously recorded as East) to the Point of Ending of said North line.

Also subject to a blanket easement in favor of Cherryland Rural Electric Cooperative Association as recorded in Liber 431, Page 534, Grand Traverse County Records.

NEIL B. LIVASY, a Professional Surveyor in the State of Michigan, do hereby certify that I have surveyed and mapped the hereon described parcels of land; that the ratio of closure of the unadjusted field observations is within the accepted limits; and that I have fully complied with the requirements of P.A. 132 of 1970, as amended.

Ratio of Closure: 1/10,000
Basis of Bearing: Description as Furnished

For: **RHOADES REAL ESTATE**

Part of the SE 1/4 of Section 14, T27N, R11W, Garfield Township, Grand Traverse County, Michigan.

Date: January 31, 2001 File No: 01-5035
Drafted By: BLH Sheet: 1 of 2

GRAND TRAVERSE SURVEYING
620 RAILROAD PLACE
TRAVERSE CITY, MI 49686
(231) 947-2555 Fax: 947-4771
e-mail: GTSurvey@aol.com
Located at the T.C. Train Station.

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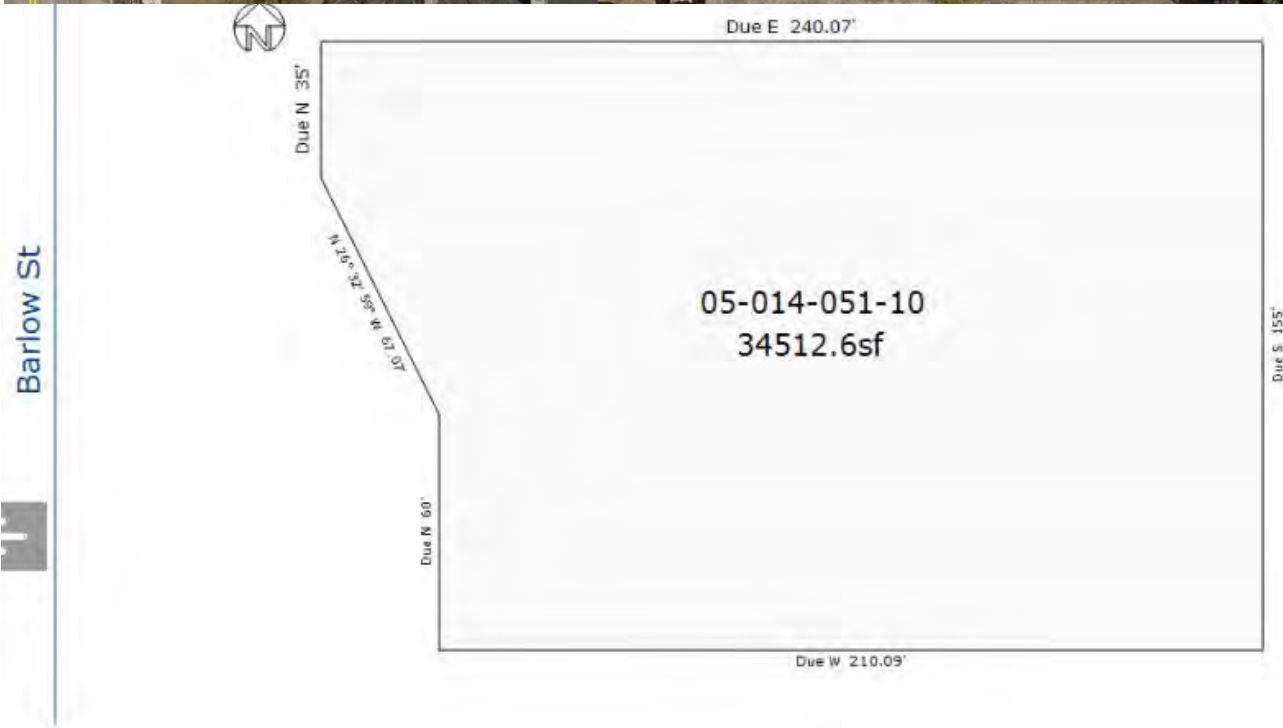


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LOT LINES

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PHOTOS

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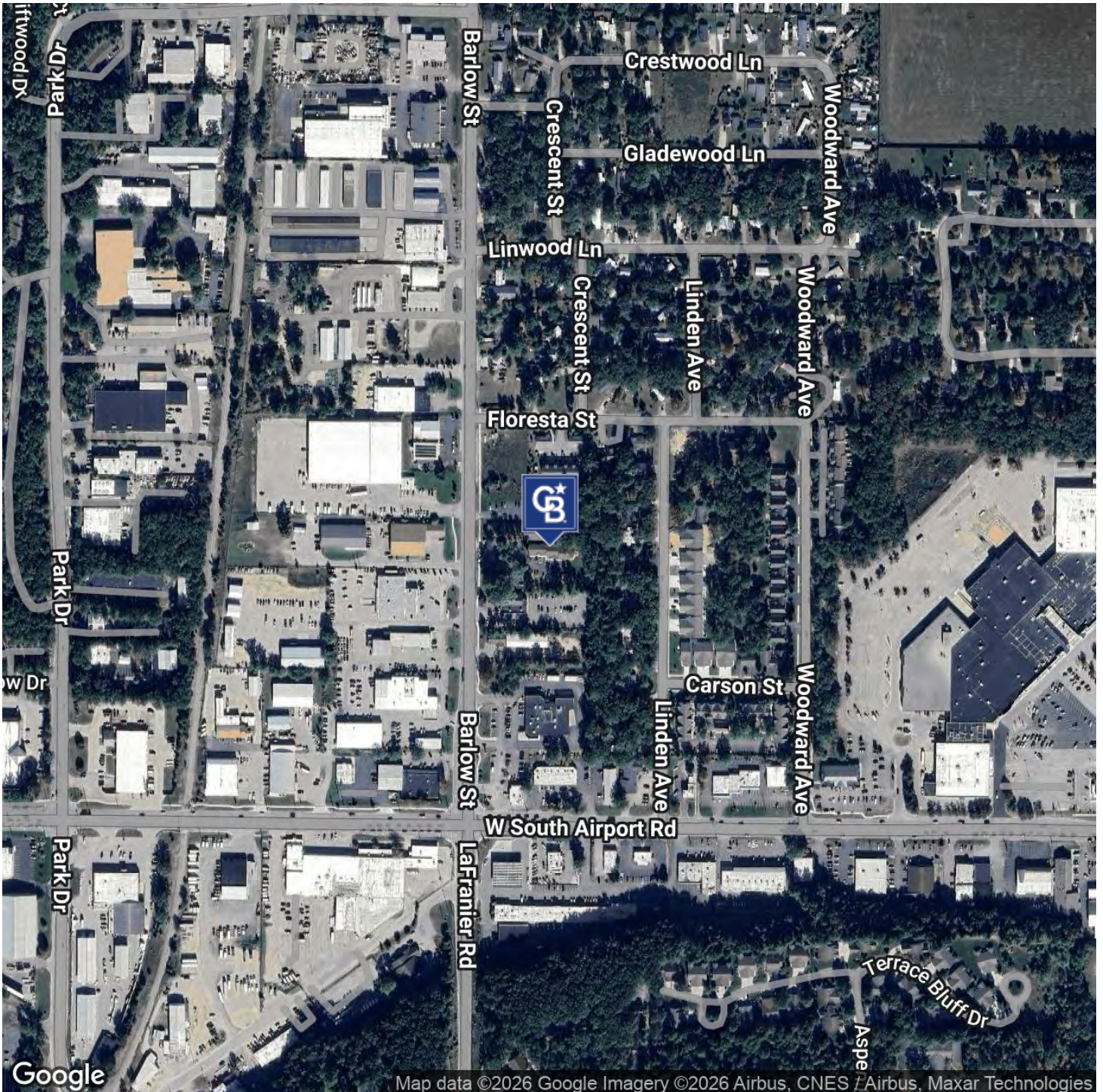


**COLDWELL BANKER
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AERIAL MAP

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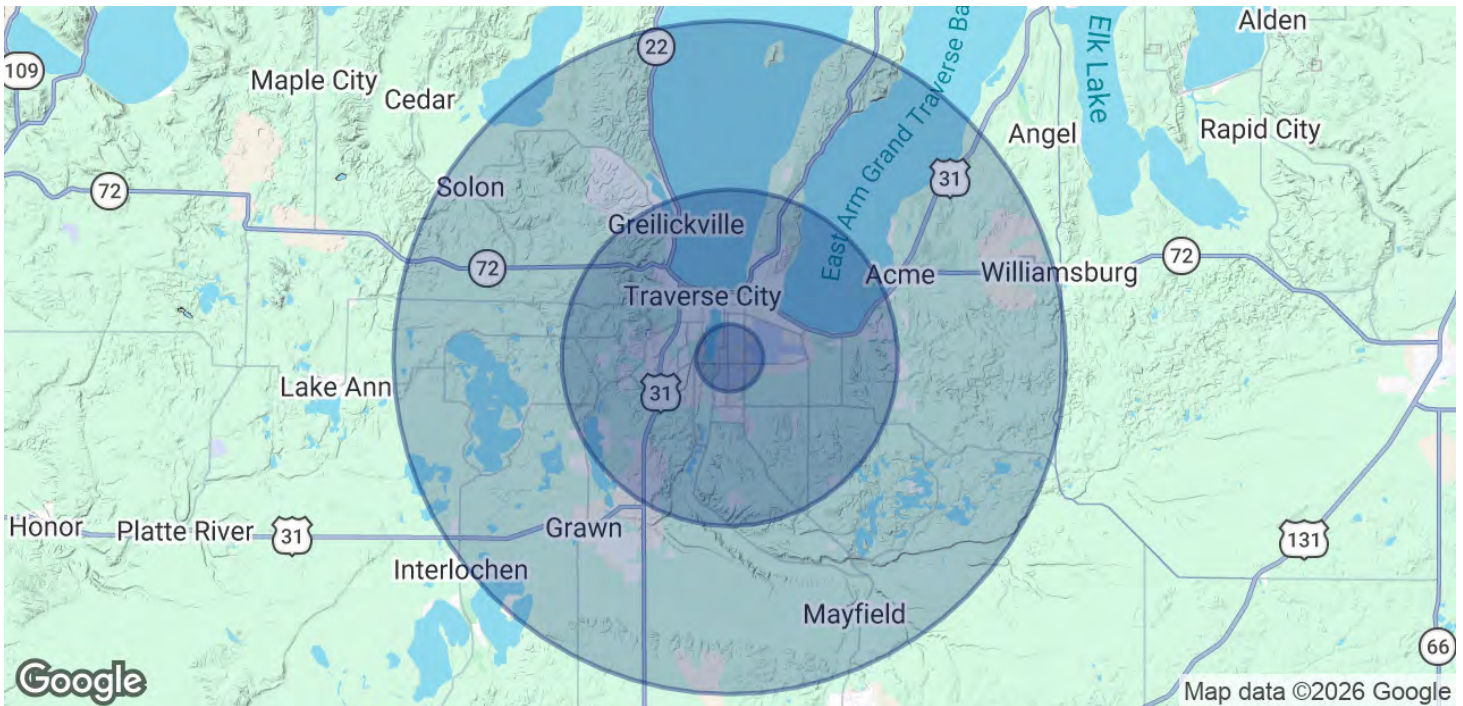


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DEMOGRAPHICS

OFFICE BUILDING

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,216	46,180	83,347
Average Age	38.9	43.1	43.7
Average Age (Male)	36.6	41.2	42.2
Average Age (Female)	43.2	46.2	46.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,073	20,342	35,063
# of Persons per HH	2	2.3	2.4
Average HH Income	\$62,567	\$99,698	\$102,443
Average House Value	\$163,728	\$346,252	\$351,490

2023 American Community Survey (ACS)

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