



Retail | For Sale | 14,556 SF

Commercial Investment Opportunity Prime Stadium Drive Frontage

4114 Stadium Drive
Kalamazoo, MI 49008

Overview

This is a rare opportunity to acquire a fully leased commercial investment property strategically located on Stadium Drive in the heart of Kalamazoo's thriving Motor Mile. Anchored by two long-term tenants, the property generates consistent income in a high-visibility corridor surrounded by nationally recognized fast food chains and automotive dealerships. With strong traffic counts and excellent tenant retention this investment offers both immediate cash flow and long-term value in a highly desirable retail environment.

Sale Price

\$2,600,000

Eric Bolles

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Stephanie Wiltgen

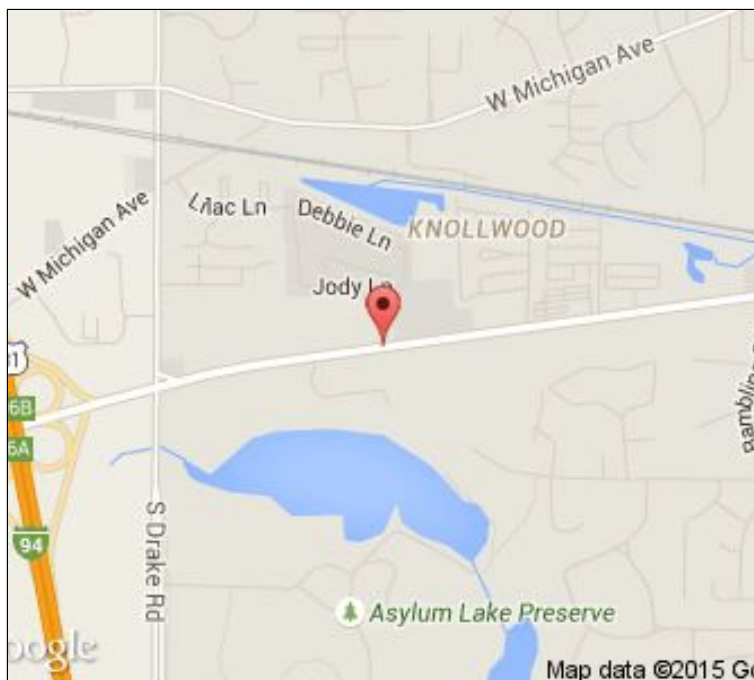
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PROPERTY FEATURES



Municipality:	Kalamazoo
Gross Size:	14,556 SF
Buildings / Units:	1 Building / 2 Units
Building Levels:	1 Level
Total Acres:	1.24 Acres
Lot Dimensions:	123.82' x 288'
Year Built:	1991
Zoning Code / Description:	CC / Commercial
Between Streets:	S. Drake Rd. and Howard St.
Construction:	Brick / Concrete
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking # / Type:	20 / Asphalt
Restrooms:	2 / Common Area
Air Conditioning:	Central Air
Utilities Available:	All Public Utilities



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INTERIOR PHOTOS



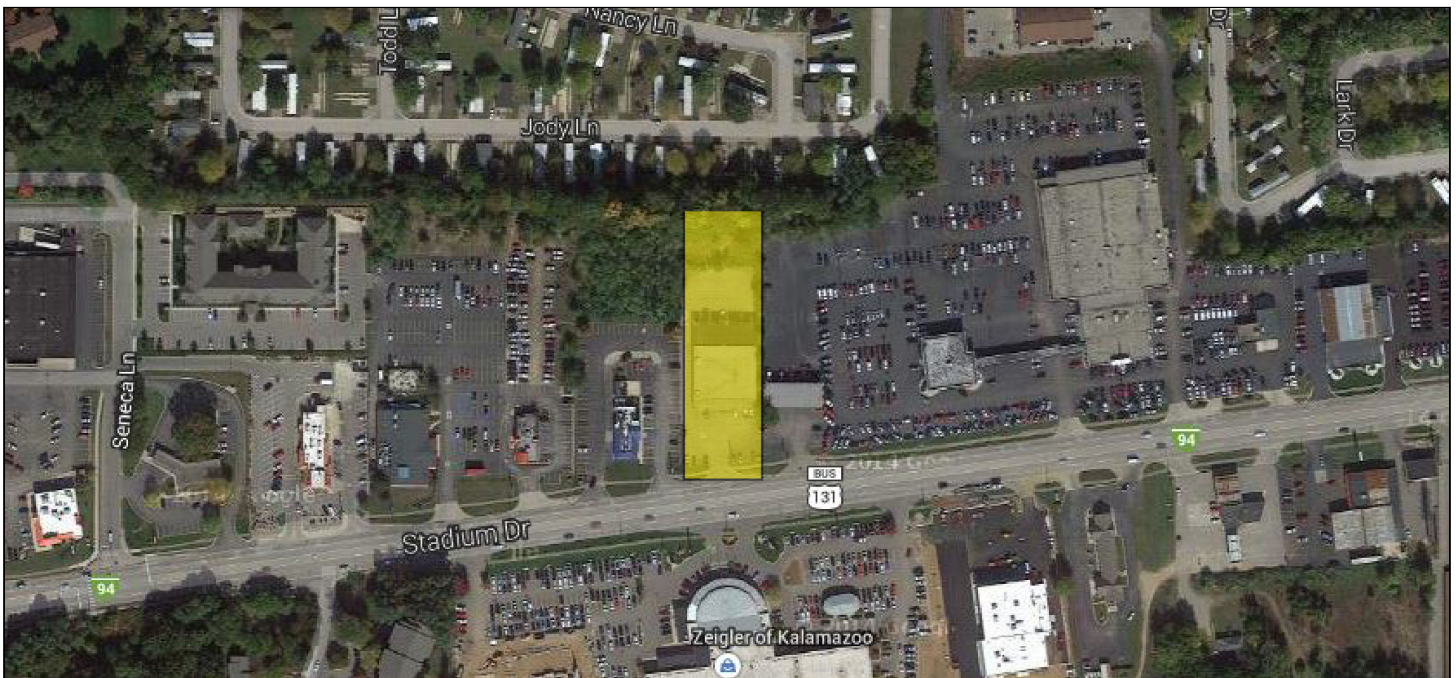
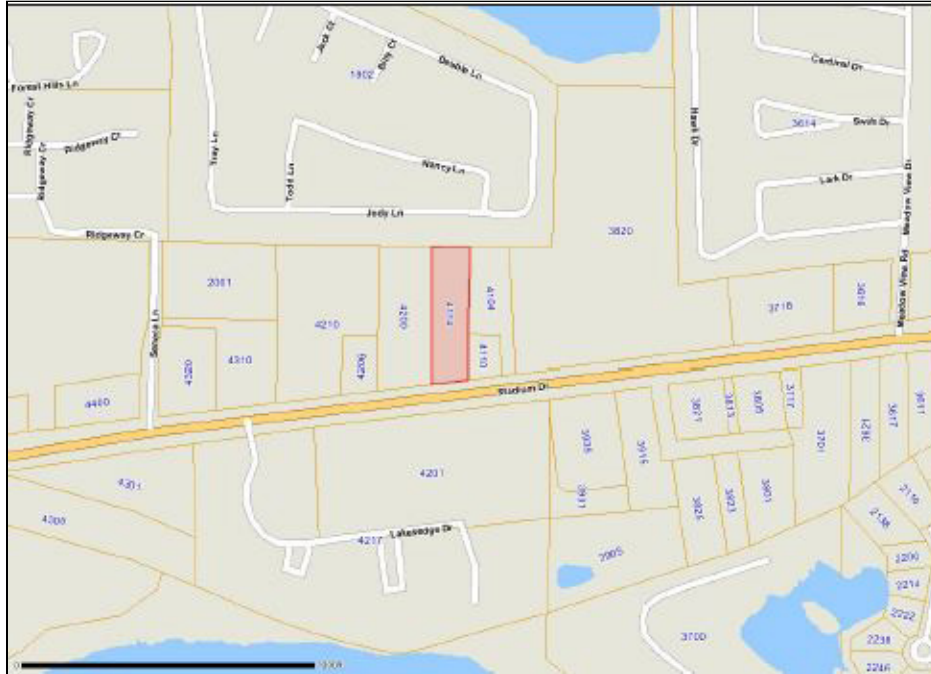
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SITE PLAN AND AERIAL VIEW



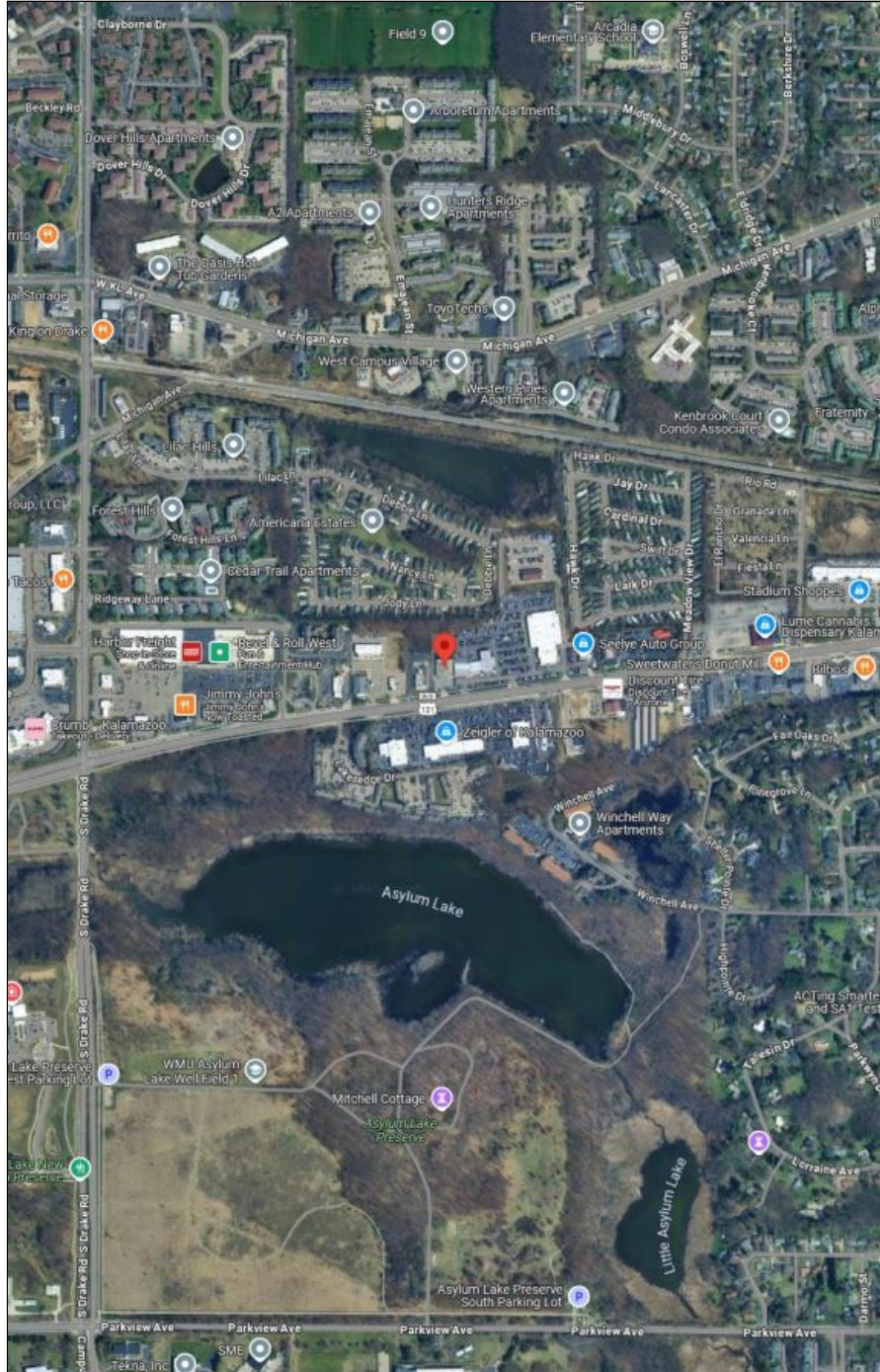
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LOCATION AERIAL MAP



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