

Development Opportunity | For Sale

CBRE

205 & 209-221 East Bellows St

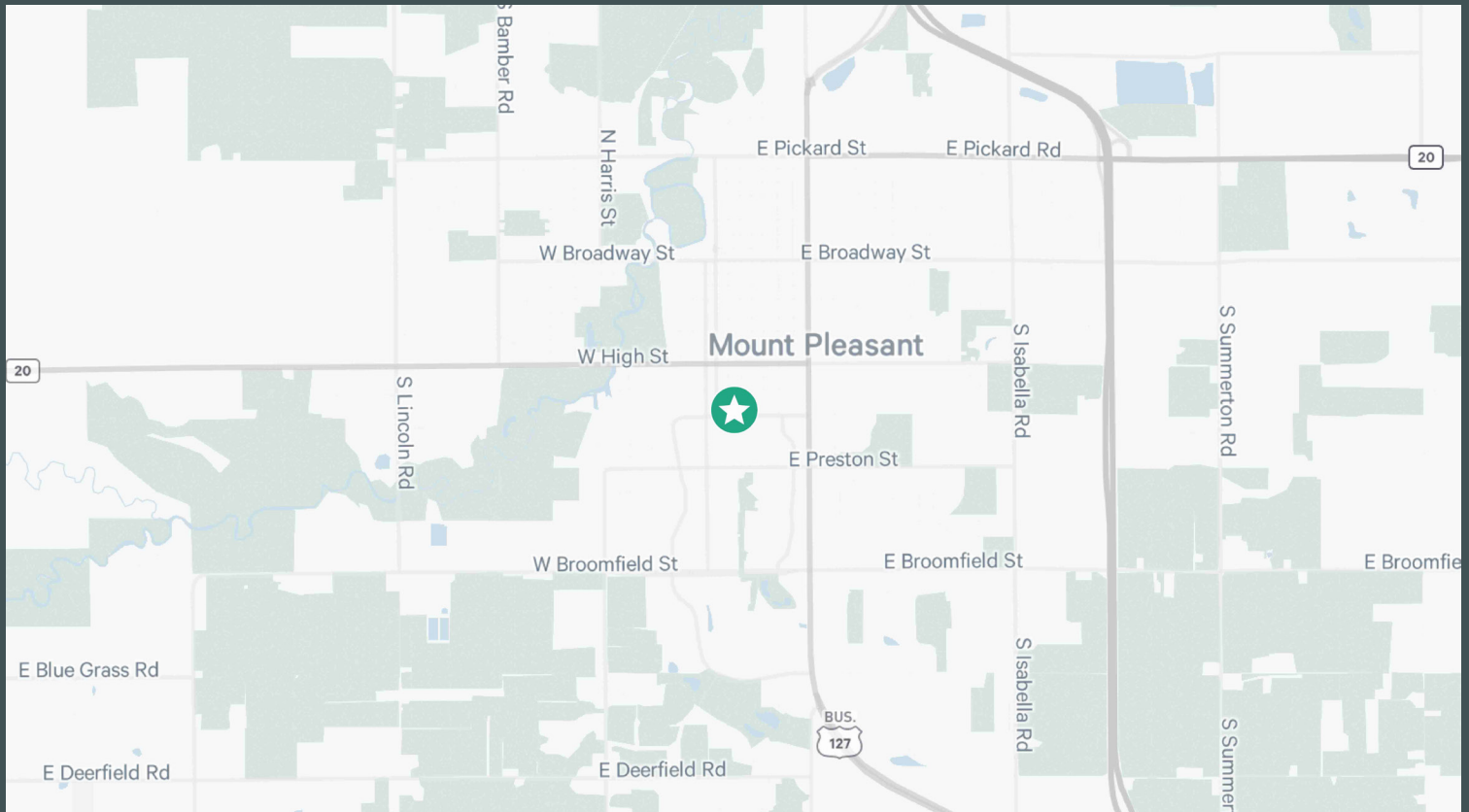
Mount Pleasant, MI

Flexible Commercial Asset | Redevelopment Potential



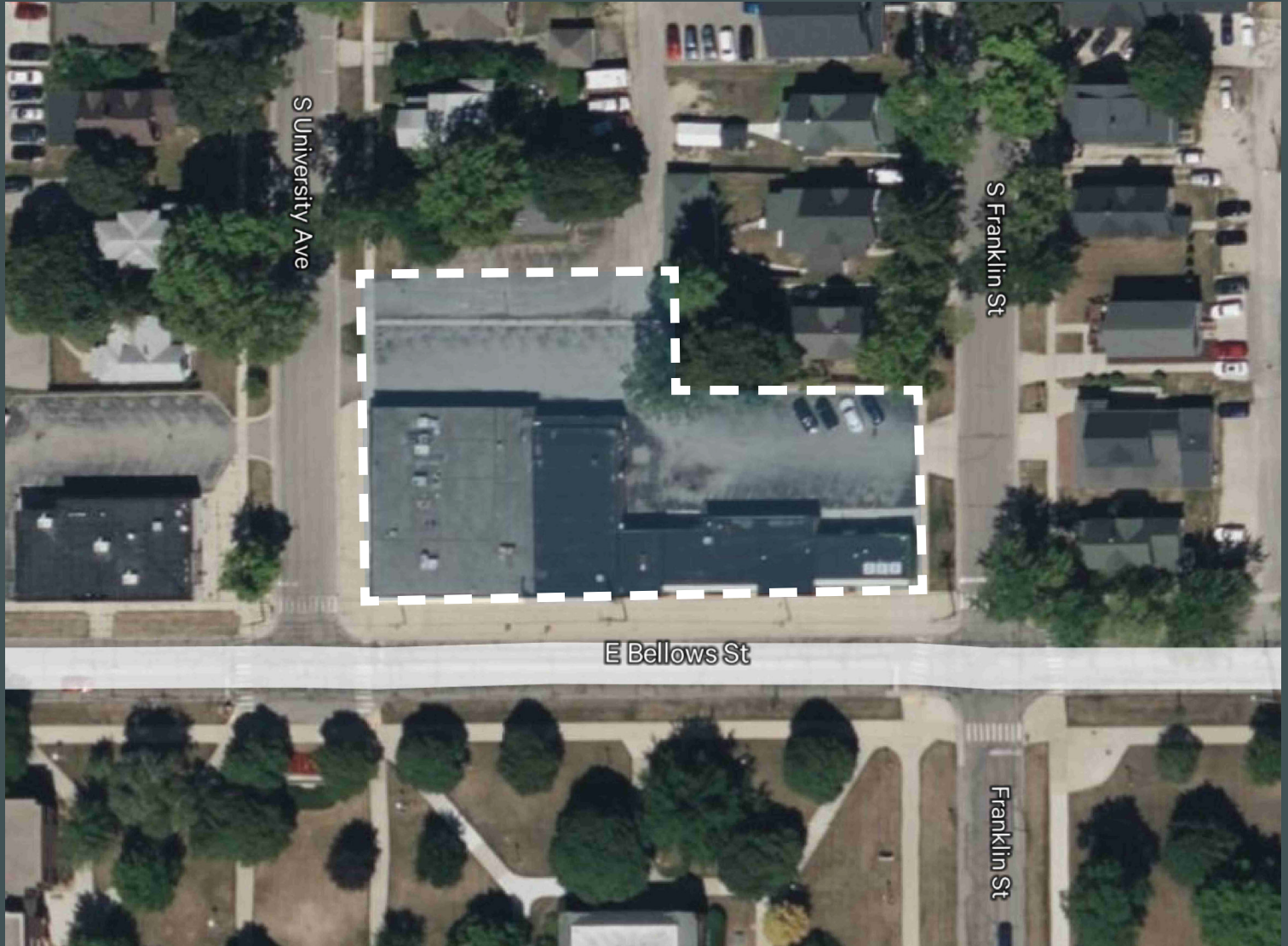
Investment Highlights

- + 13,897 SF Ground Floor
+ 13,897 SF Basement (Total 27,794 SF)
- + 1.086 Acres
- + Unmatched location directly across from the Central Michigan University campus, providing immediate access to the student and faculty population
- + Ample Parking
- + Ideal for retail redevelopment or mixed-use conversion with high-density CD-5 zoning
- + Highly flexible CD-5 zoning allows for up to 5 stories and 96 units/acre
- + Proven mixed-use potential in a supply-constrained market
- + Asking Sale Price: \$925,000



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Property Aerial



Zoning: CD-5 – Urban District Center, which permits the highest density within the city (up to five stories and 96 dwelling units per acre permitted by right). There are no minimum square-footage per unit requirements. Uses permitted include commercial, office and residential. Mixed-use development desired and can be in the form of a redevelopment or reuse of the existing structure. There are currently 42 parking spots on site, however there are no parking minimums required by zoning.

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Nearby Retailers



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Conceptual Development



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