

Offering Memorandum

# 1128 S Garfield

Traverse City 49687

## PROPERTY SUMMARY

Tax ID	51-674-002-00
Price	\$879,000
Year Built	1988
Square Footage	4844
Lot Size	.45
2024 SEV	\$387,600
Legal Description	COM 99 FT N OF SE COR OF LOT 1 TH N 99 FT TH W 200 FT TH S 99 FT TH E TO POB HANNAH LAY & CO'S 15TH ADD
Current Annual Revenue-	\$78,576



Phenomenal plaza in a convenient location! Easily accessible with high visibility and strong foot traffic. Originally custom built by a reputable local builder (Svec Construction) as three separate units, separately metered. Surrounded by thriving businesses, key amenities, and major transportation routes, making it an ideal spot for sustained success. Prime real estate opportunity for an investor, and possibly an investor/user! This property features three leased spaces with long-term tenants, ensuring stable income.



**Blake Bernard**  
REALTOR®  
231-714-4787  
blake@bernardgroupmi.com