



Land | For Sale | 2.58 Acres

Shovel-Ready Multifamily Site
199 Unit Residential / Mixed Use

119 W Van Buren Street
Battle Creek, MI 49017

Overview

A rare, fully entitled multifamily development opportunity in the heart of western Michigan. This 2.58-acre site is approved for 199 units and a community clubhouse, with site plans, floor plans, and ALTA Survey prepared and ready for transfer to a qualified developer. Entitlements are secured and plans are in place, allowing ownership to advance directly to the next phase of development without delay in a strong, growing, and undersupplied multifamily market.

Sale Price

\$3,000,000

Derek Wissner
269.373.8105 [direct]
269.930.1679 [mobile]
dwissner@ccmichigan.com

Dave Keyte, CCIM
269.373.8104 [direct]
269.806.0554 [mobile]
dkeyte@ccmichigan.com





PROPERTY FEATURES



County:	Calhoun
Municipality:	Battle Creek City
Multi SF:	197,071 SF
# of Units:	199 Units
Building Levels:	7 Levels
Total Acres:	2.58 Acres
Recommended Use:	Vacant Land / Multi-Family / Residential
Zoning Code / Description:	T-4 / Downtown Commercial
Between Streets:	McCamly & United Way
Street Type:	Paved Public
Sewer / Water:	Public / Public
Parking Spaces:	230
Utilities Available:	All Public Utilities
School District:	Battle Creek



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PROPOSED FIRST FLOOR

FLOOR PLANS | FIRST FLOOR



APARTMENT TYPE SUMMARY			
Floor	Studios	One Bedroom	Two Bedroom
1	6	6	2
2	10	10	5
3	10	10	5
4	10	10	5
5	10	10	5
6	10	10	5
7	10	10	5
Total	66	102	32

1st FLOOR		
STUDIOS	6	
1 BEDROOM	6	
2 BEDROOMS	2	



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PROPOSED SECOND FLOOR

FLOOR PLANS | SECOND FLOOR

APARTMENT TYPE SUMMARY			
Floor	Studio	One Bedroom	Two Bedroom
1	6	6	2
2	10	16	3
3	10	16	3
4	10	16	3
5	10	16	3
6	10	16	3
7	10	16	3
Total	66	104	32

2ND FLOOR		
STUDIOS	16	
1 BEDROOM	16	
2 BEDROOMS	5	



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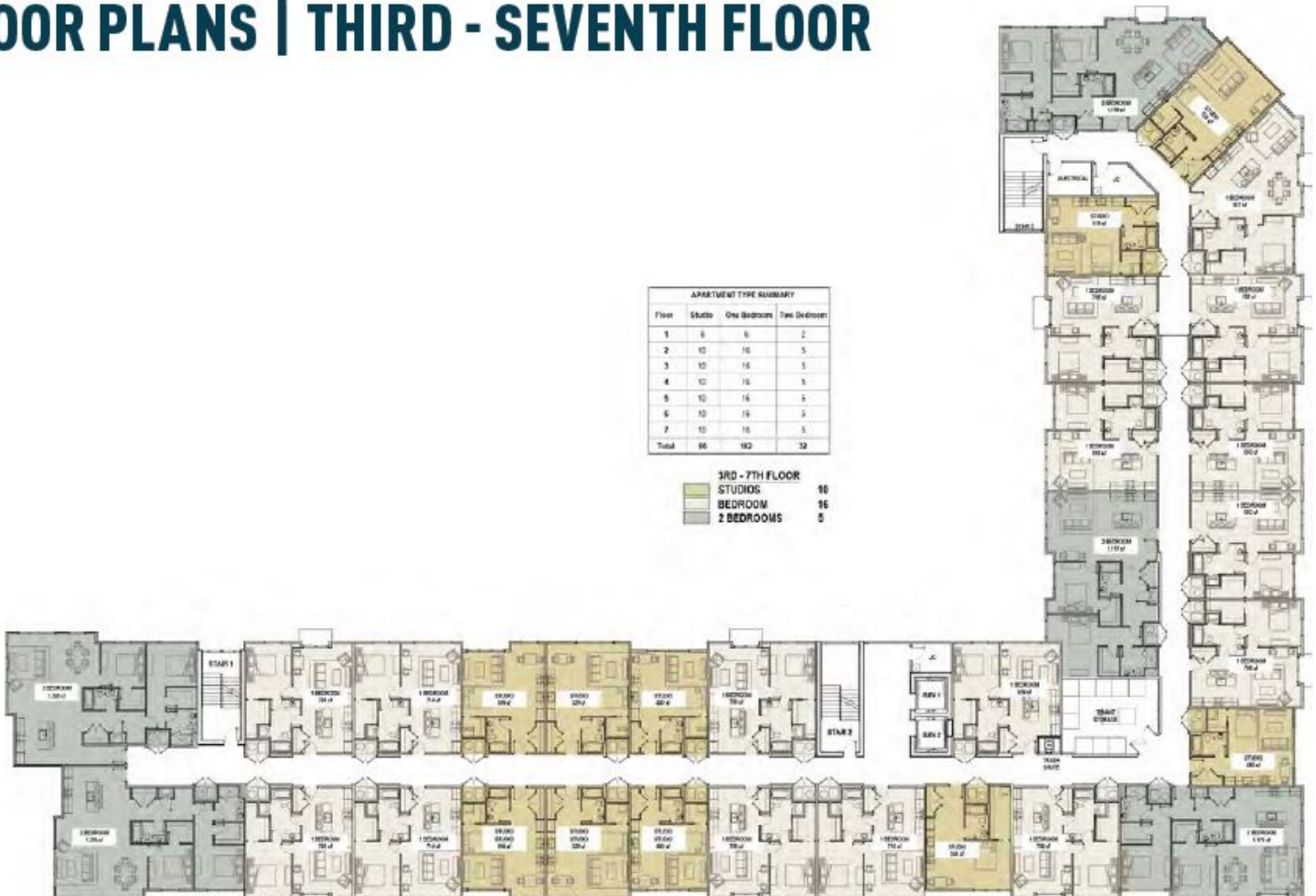


PROPOSED THIRD THRU SEVENTH FLOOR

FLOOR PLANS | THIRD - SEVENTH FLOOR

APARTMENT TYPE SUMMARY			
Floor	Studio	One Bedroom	Two Bedroom
3	9	9	2
4	10	16	5
5	10	16	5
6	10	16	5
7	10	16	5
Total	59	64	22

3RD - 7TH FLOOR	
STUDIOS	10
BEDROOM	16
2 BEDROOMS	5



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LOCAL BUSINESSES



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