

1208 8th Street
Muskegon, Michigan

CORE 
COMMERCIAL

INVESTMENT OPPORTUNITY!



Redeveloped Building in Prime Location

- 6,522 Square Foot Commercial/Retail Building
- Zoned PUD
- Built in 1947 | Renovated 2021/2022

Investment opportunity in downtown Muskegon. The subject property building has been improved with new utilities, roof, windows, restrooms, etc. The interior is currently finished to a white-box condition and the tenant intends to finish the space for use as a restaurant/bar venue. The property is situated in a prime location at W. Western Avenue and 8th Street, across from Muskegon Lake and the popular Heritage Landing waterfront gathering place, which is the site of many community festivals and events. Contact listing agents to discuss financials.

Sale Price: \$1,350,000

For more information, please contact:

BRYAN BENCH
231 578 2508
bryanbench@corerealty.com

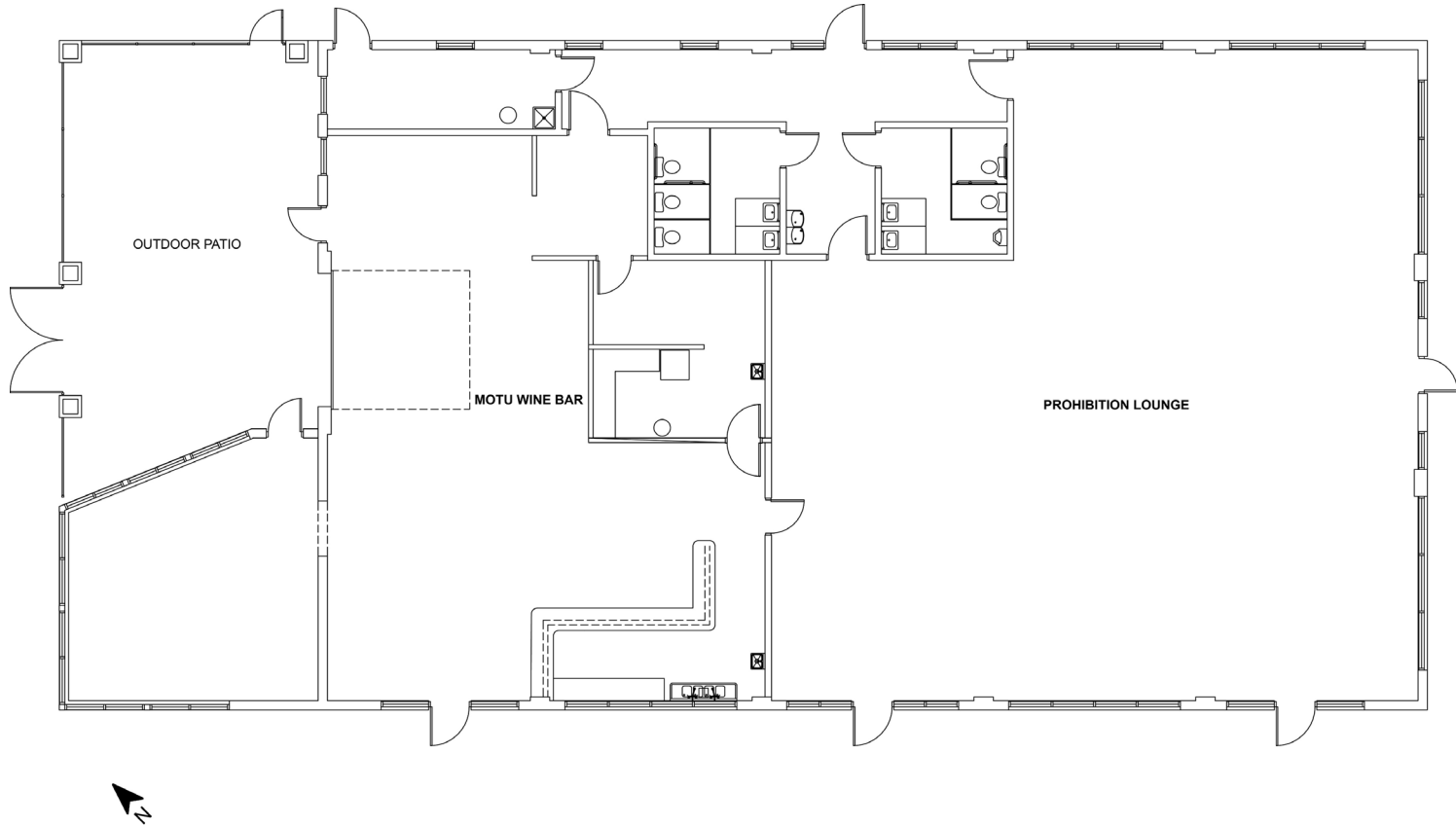
TROY WASSERMAN
231 750 9627
troywasserman@corerealty.com

Connect with us:



CORE REALTY PARTNERS
700 Terrace Point Drive, Suite 200
Muskegon, MI 49440
www.corecommercialrealty.com

Proposed Floor Plan



*Finish Build-out not completed..

For illustrative purposes only. Not drawn to scale

For more information, please contact:

BRYAN BENCH
231 578 2508
bryanbench@corerealty.com

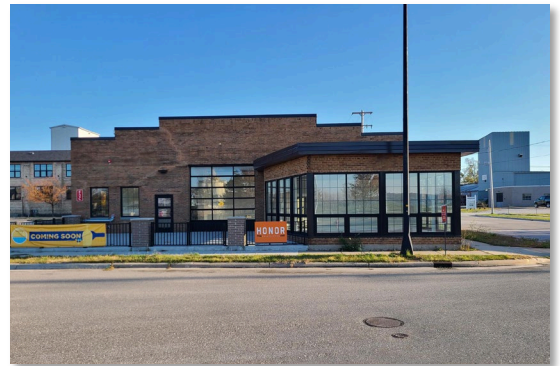
TROY WASSERMAN
231 750 9627
troywasserma@corerealty.com

Connect with us:



CORE REALTY PARTNERS
700 Terrace Point Drive, Suite 200
Muskegon, MI 49440
www.corecommercialrealty.com

Exterior Photos



For more information, please contact:

BRYAN BENCH
231 578 2508
bryanbench@corerealty.com

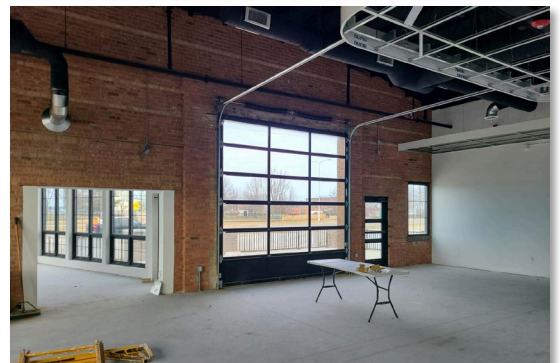
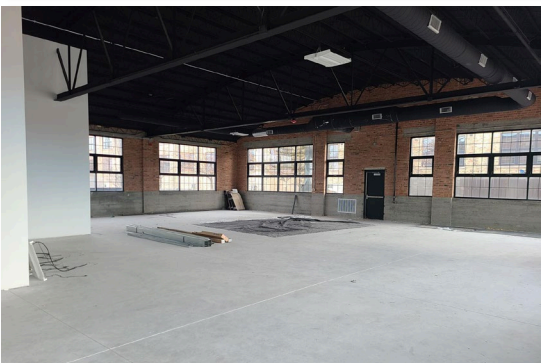
TROY WASSERMAN
231 750 9627
troywasserman@corerealty.com

Connect with us:



CORE REALTY PARTNERS
700 Terrace Point Drive, Suite 200
Muskegon, MI 49440
www.corecommercialrealty.com

Interior Photos



For more information, please contact:

BRYAN BENCH
231 578 2508
bryanbench@corerealty.com

TROY WASSERMAN
231 750 9627
troywasserman@corerealty.com

Connect with us:



CORE REALTY PARTNERS
700 Terrace Point Drive, Suite 200
Muskegon, MI 49440
www.corecommercialrealty.com

Aerial



DEMOGRAPHICS

	POPULATION	AVG. HH INCOME
1 MILE	4,487	\$31,121.00
3 MILE	33,028	\$38,960.52
5 MILE	75,294	\$42,181.35

TRAFFIC COUNTS (TWO-WAY)

17,322	US-31 BR (Seaway Dr) N of W Laketon
14,780	US-31 BR (Shoreline) E of Terrace
16,788	US-31 BR (Shoreline Dr) NE of W Western
1,543	W Western between 5 th & 6 th Avenue

For more information, please contact:

BRYAN BENCH
231 578 2508
bryanbench@corerealty.com

TROY WASSERMAN
231 750 9627
troywasserma@corerealty.com

Connect with us:



CORE REALTY PARTNERS
700 Terrace Point Drive, Suite 200
Muskegon, MI 49440
www.corecommercialrealty.com

Detailed Aerial



MUSKEGON OVERVIEW

Muskegon has something for everyone. From 26 miles of breathtaking Lake Michigan shoreline, to the rolling dunes in three state parks just waiting for your hiking and biking adventures, Muskegon is an outdoor explorer's paradise. Enjoy the vibrant downtown scene with art galleries, museums, festivals, restaurants, microbreweries, and top-notch entertainment such as minor league ice hockey, arena football. Come experience the unrivaled beauty and culture of Muskegon, Michigan!

For more information, please contact:

BRYAN BENCH
231 578 2508
bryanbench@corerealty.com

TROY WASSERMAN
231 750 9627
troywasserman@corerealty.com

Connect with us:



CORE REALTY PARTNERS
700 Terrace Point Drive, Suite 200
Muskegon, MI 49440
www.corecommercialrealty.com