



404 S Park Dr | Kalkaska, MI 49646

PRICE:	\$299,900
LOT SIZE:	0.69 ACRES
BUILDING SIZE:	6,400 SF
YEAR BUILT:	1984

PROPERTY OVERVIEW

PRICE REDUCED

Introducing a prime opportunity for Industrial/Manufacturing investors, this 6,400 SF building located in Kalkaska, MI offers a strategic investment in a thriving commercial landscape. Boasting ample space and flexibility, this property can accommodate a variety of operations. With its convenient access and ample room for growth, it's an ideal location for a thriving industrial enterprise. Heavy Consumers power; DTE Natural Gas, municipal water main, municipal sewer, overhead doors, Crane, 3 ground level overhead doors. Building currently 50% occupied, easily split for two tenants.

MOTIVATED SELLERS!!!!!! Turn key Cannabis Grow facility in the Village of Kalkaska. Also fully licensed to grow, with all of the infrastructure and equipment in-place as a separate option. Equipment list and prices available upon request.

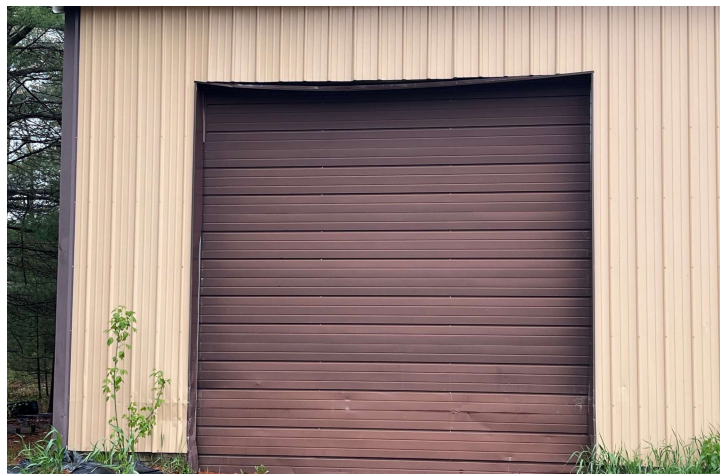
Use is not limited to only Cannabis. Don't miss out on this chance to invest in a key industrial property in the heart of Kalkaska.

PROPERTY HIGHLIGHTS

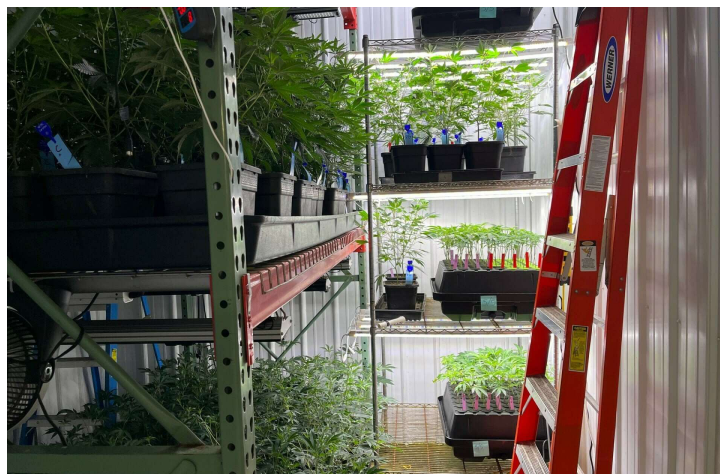
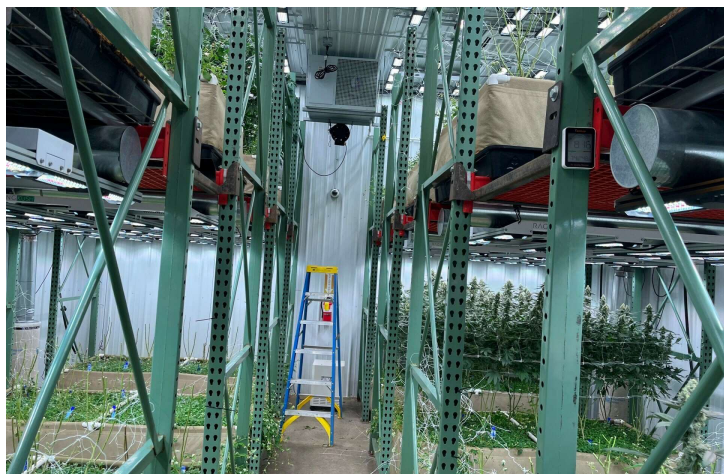
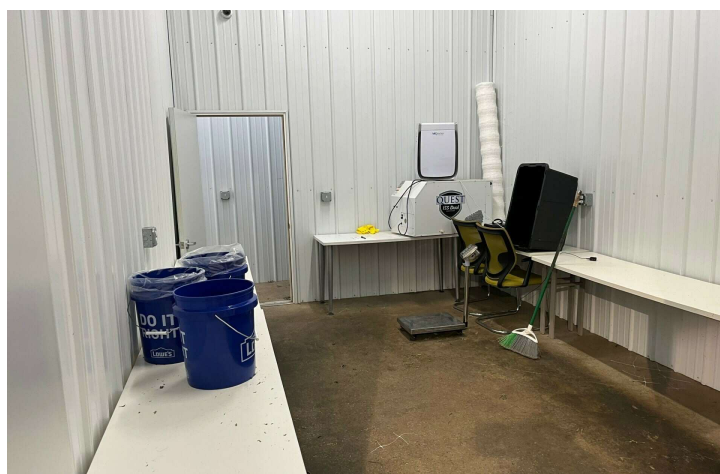
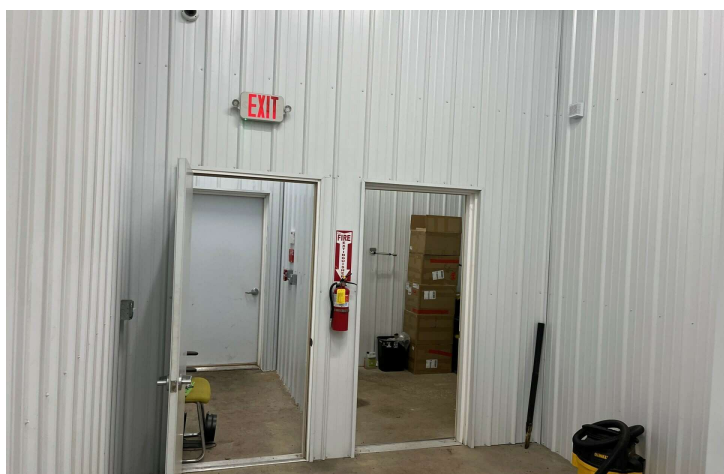
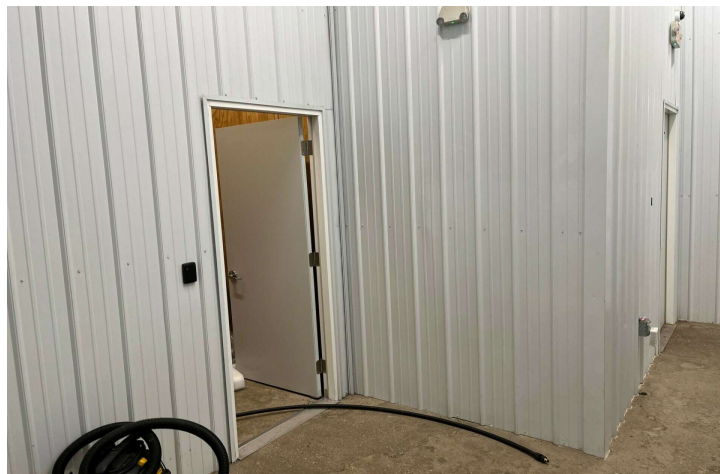
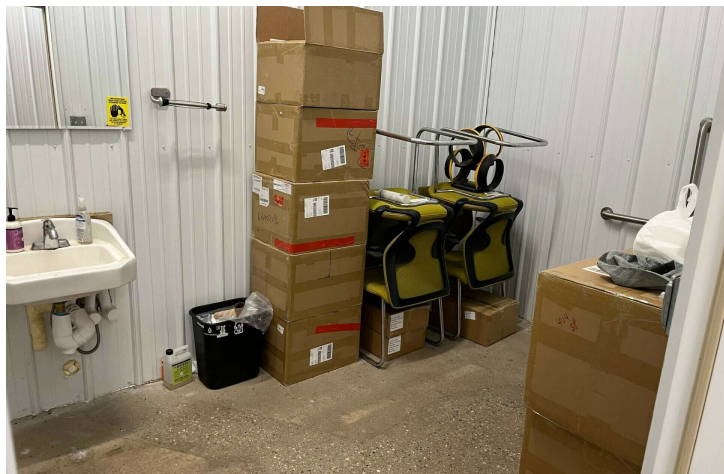
- Heavy electric, gas and municipal sewer & water
- Central location. easv access to all of NW Michidaan

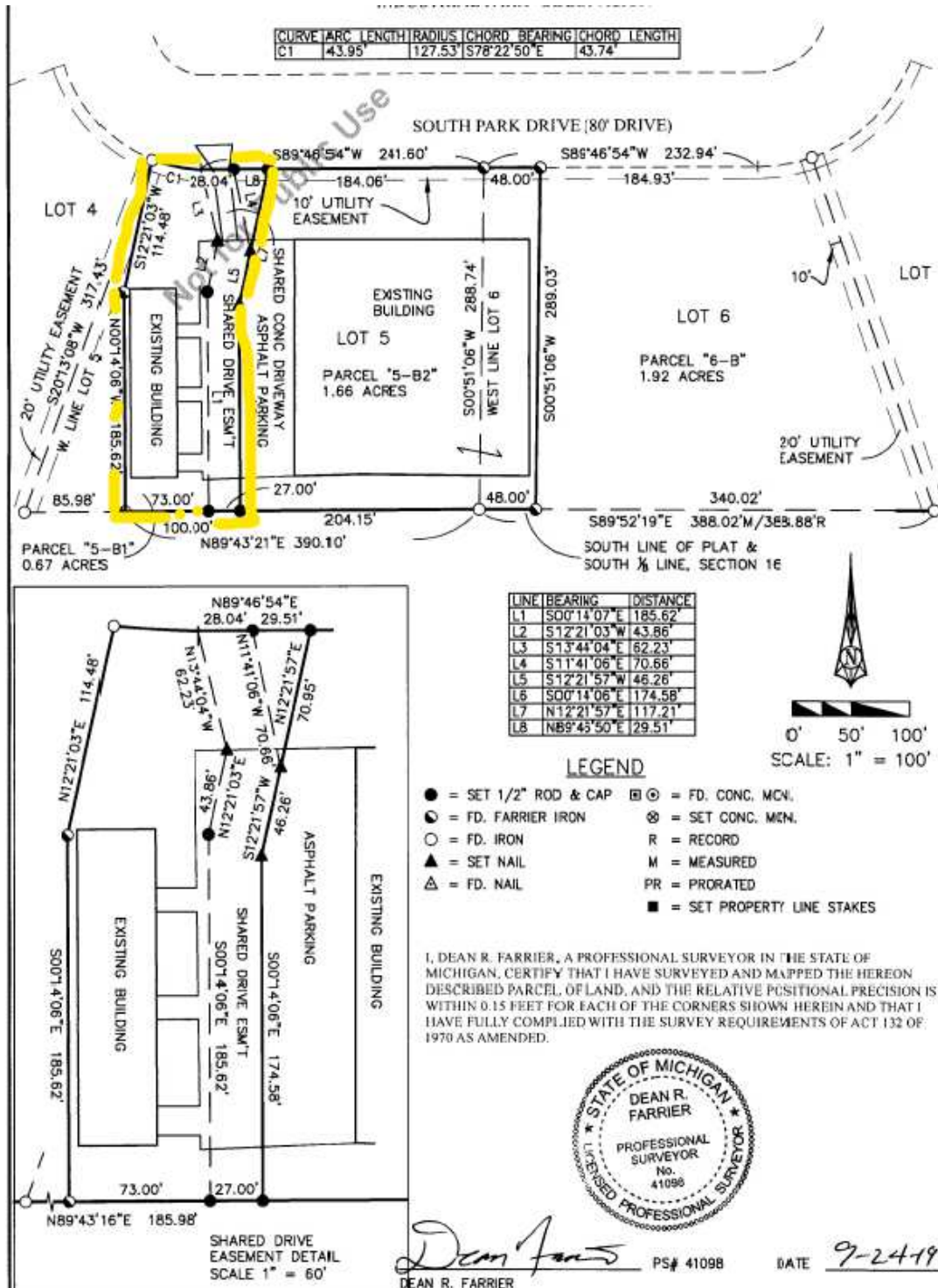
PATRICK DUNPHEY | Associate | Commercial Realtor | 231.929.2955 | pdunphey@threewest.com

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com







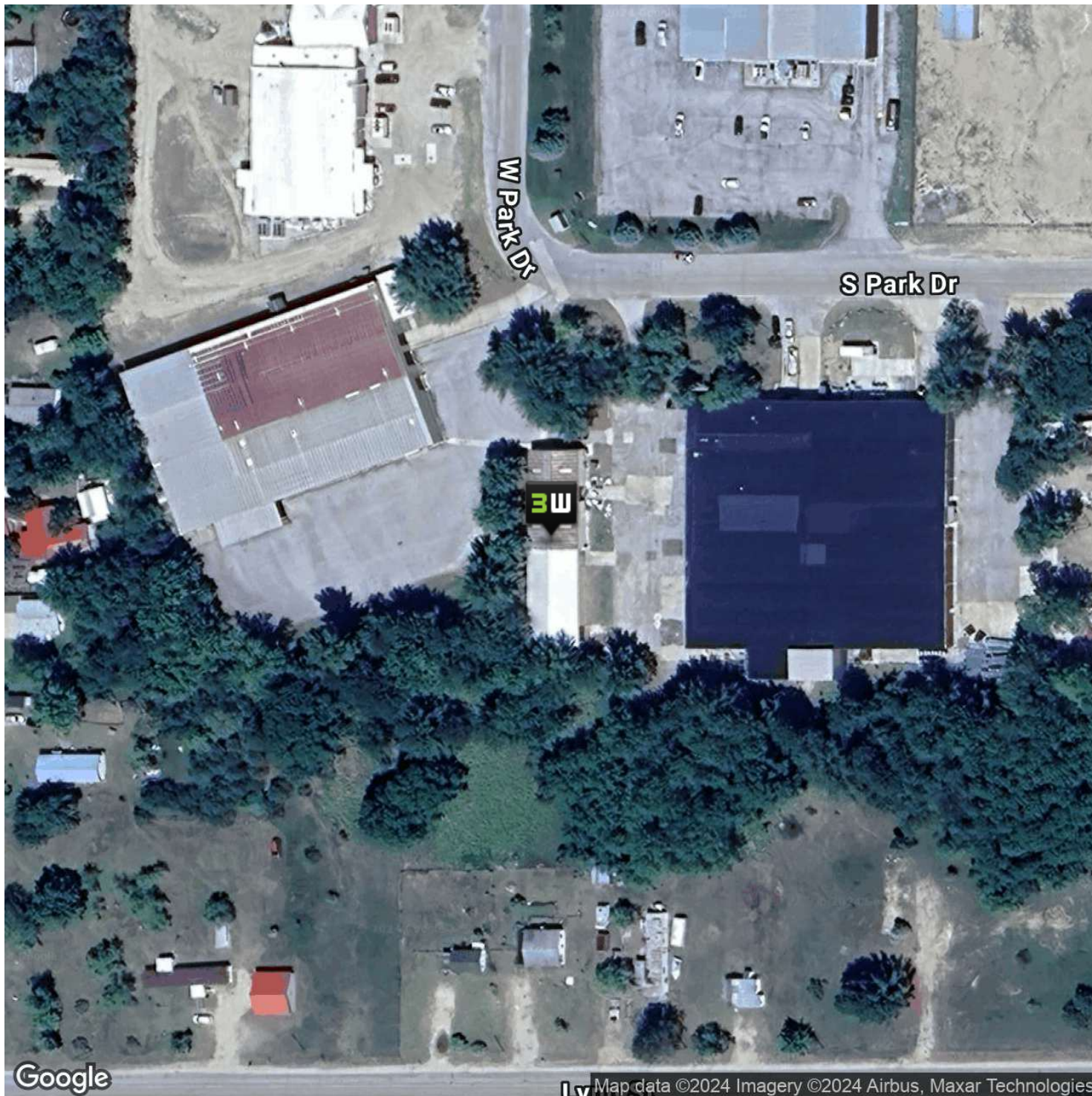


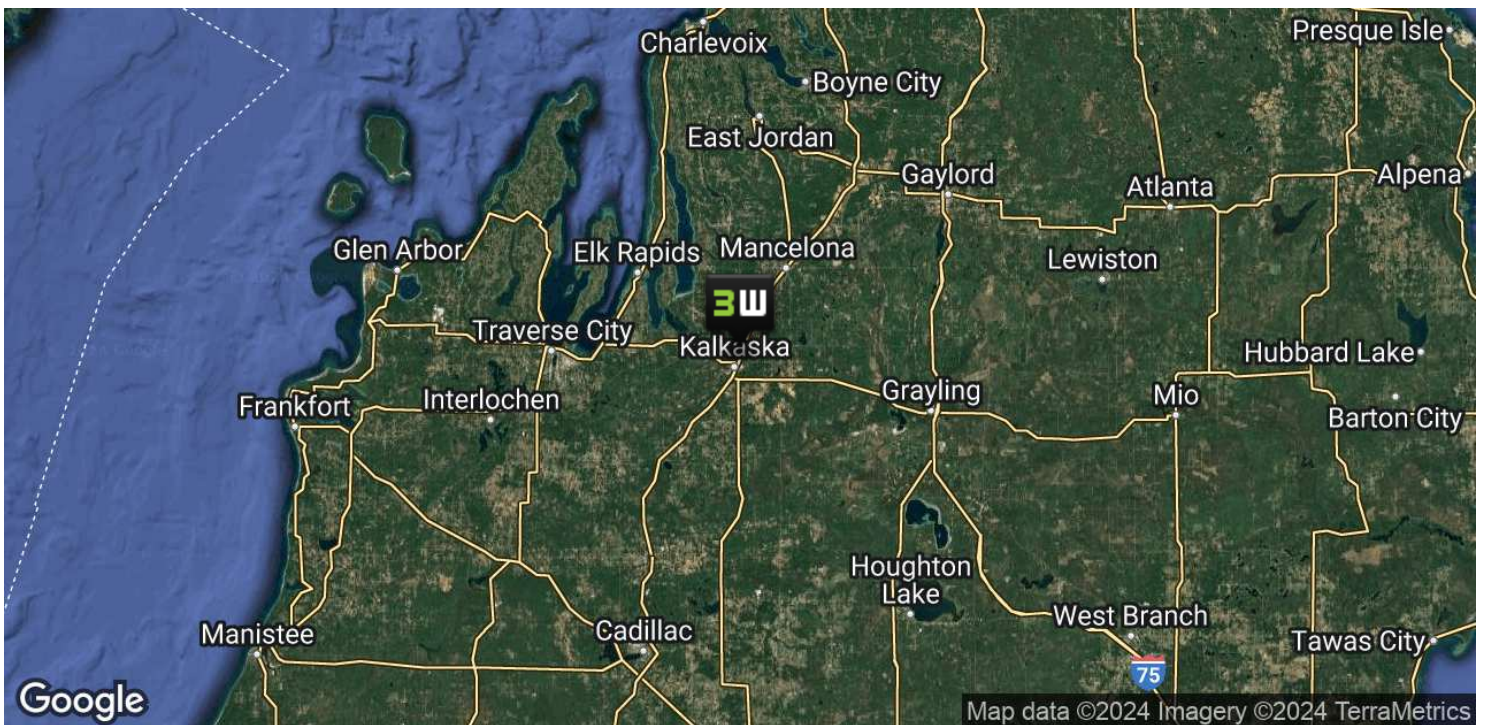
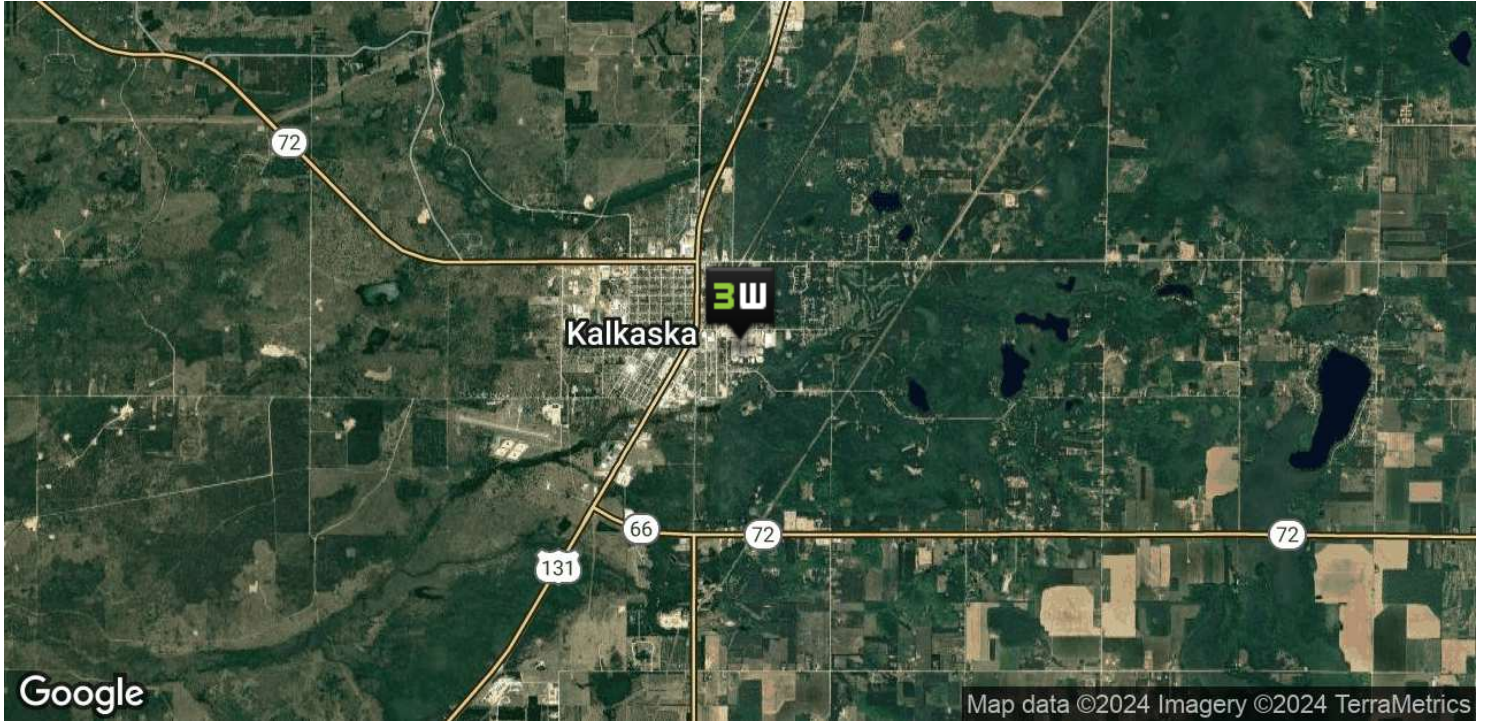


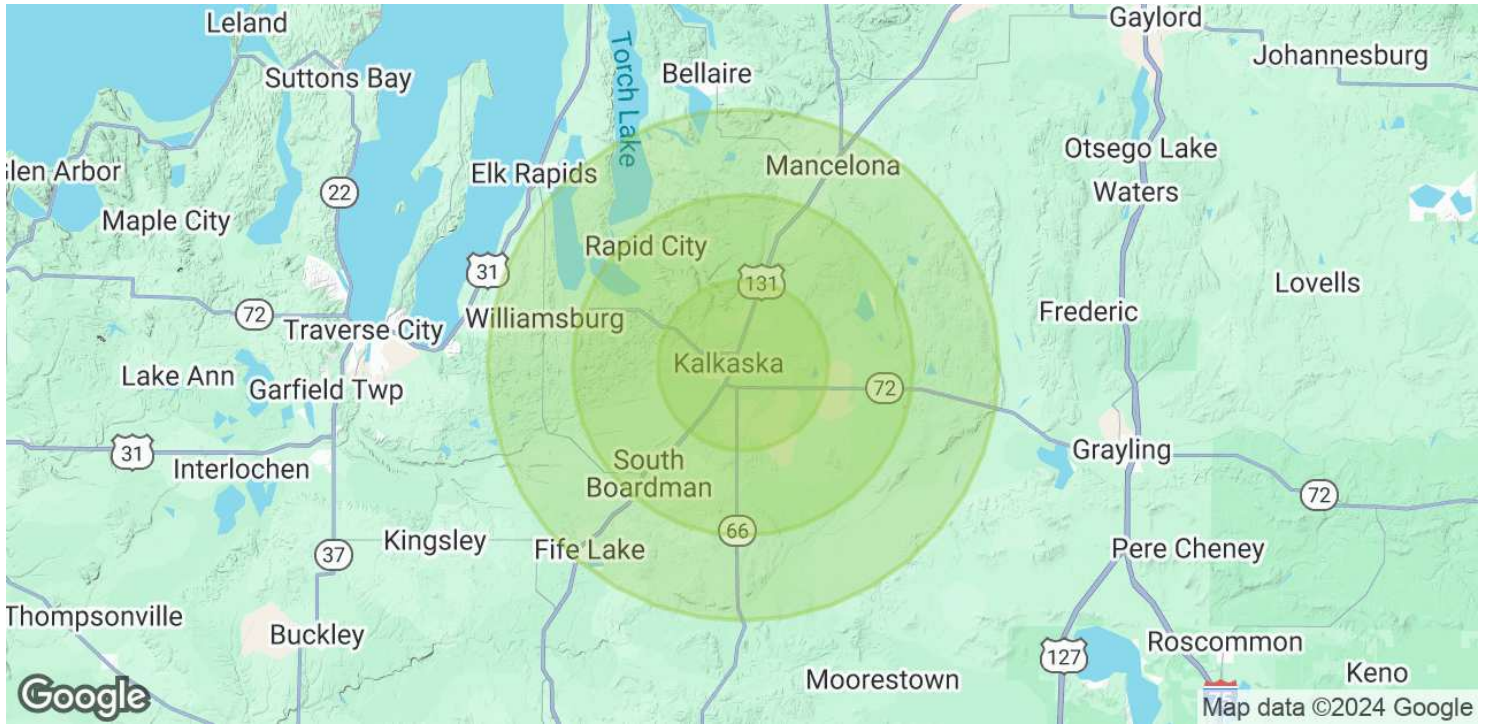
INDUSTRIAL PROPERTY FOR SALE

404 S Park Dr

For Sale | \$299,900







POPULATION

5 MILES

10 MILES

15 MILES

Total Population	6,197	15,023	29,589
Average Age	43	44	45
Average Age (Male)	42	44	45
Average Age (Female)	44	44	46

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	2,410	5,965	12,065
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$67,509	\$74,257	\$79,733
Average House Value	\$177,959	\$211,346	\$270,131

Demographics data derived from AlphaMap