



OFFICE BUILDING FOR SALE

1040 E Front St

executive summary



1040 E Front St | Traverse City, MI 49686

<b>SALE PRICE:</b>	\$749,000
<b>LOT SIZE:</b>	0.25 ACRES
<b>BUILDING SIZE:</b>	1,864 SF
<b>YEAR BUILT:</b>	1981
<b>ZONING:</b>	HR - HOTEL RESORT DISTRICT

#### PROPERTY OVERVIEW

Introducing a prime investment opportunity at 1040 E Front St, Traverse City, MI. This 1,864 SF building, built in 1981 and zoned HR-Hotel Resort District, sits on 0.25 Acres and offers an ideal setting for an office user or office building investment. With a strategic location on US-31, this property boasts high traffic volume and exceptional visibility, ensuring maximum exposure. Positioned in the bustling Traverse City area at one of the busiest corridors in the County.

This offering is also available with two adjacent vacant lots totaling 0.63 AC for \$1,148,000.

#### PROPERTY HIGHLIGHTS

- Great Location on US-31
- High Traffic Volume and Visibility
- Finished Lower Level
- Access to US-31 and the Alley

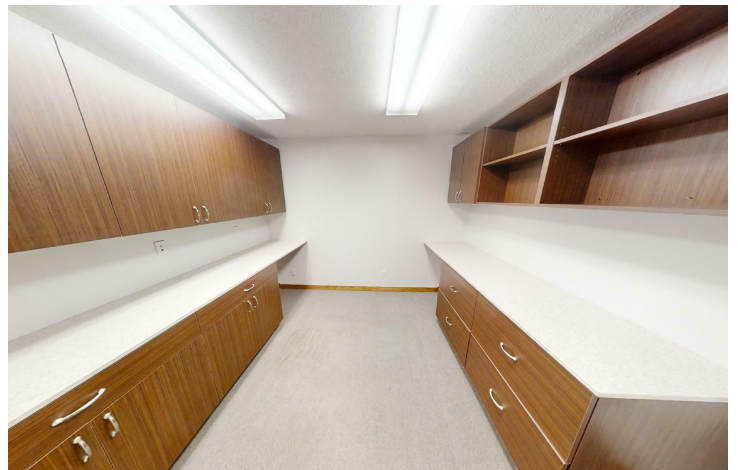
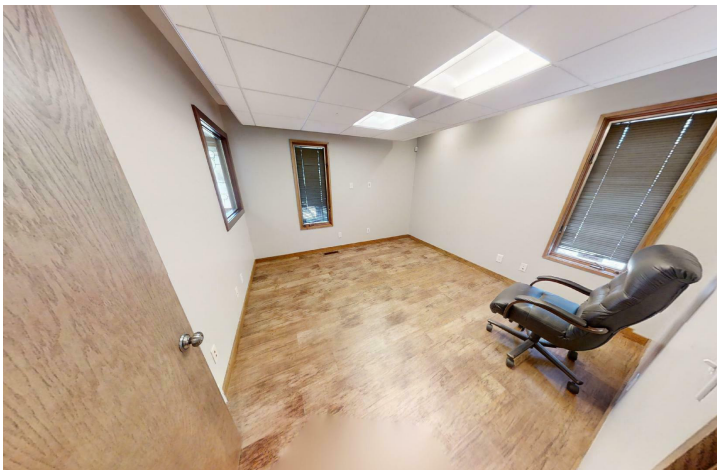
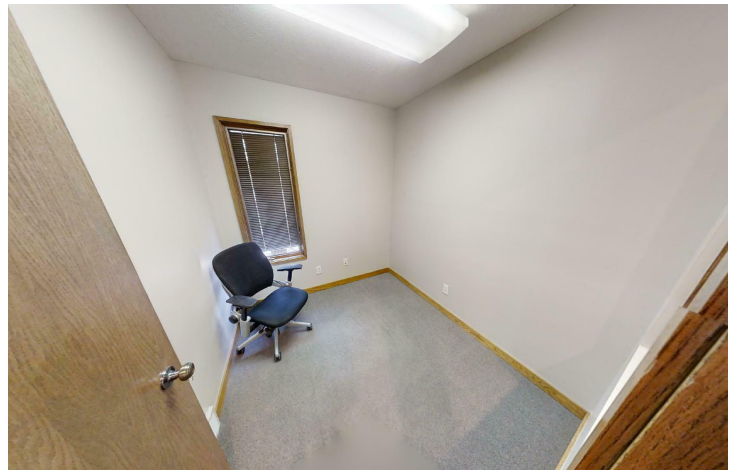
KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com





**OFFICE BUILDING FOR SALE**

1040 E Front St



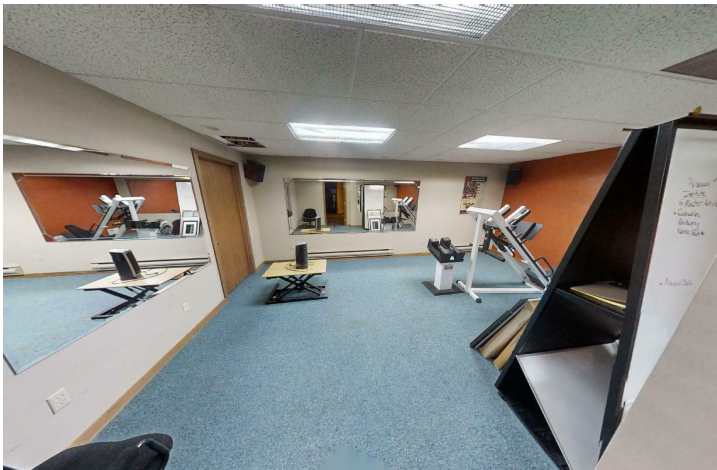
**KEVIN ENDRES, PE, SIOR, CCIM** // Owner | Broker // 231.929.2955 // [kendres@threewest.com](mailto:kendres@threewest.com)





**OFFICE BUILDING FOR SALE**

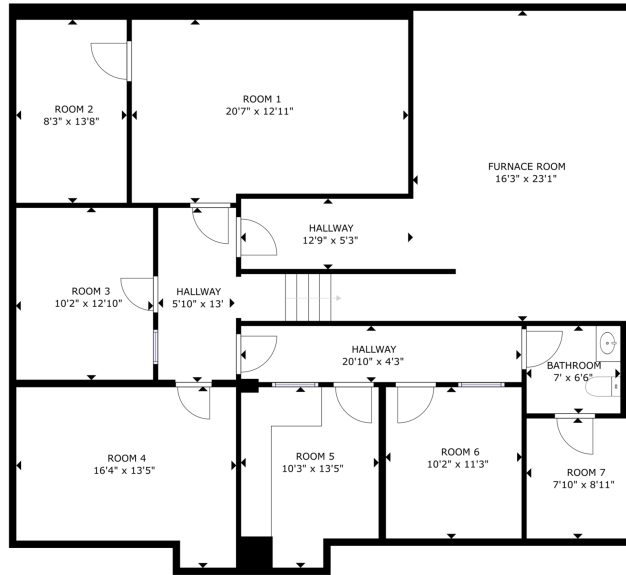
1040 E Front St



**KEVIN ENDRES, PE, SIOR, CCIM** // Owner | Broker // 231.929.2955 // [kendres@threewest.com](mailto:kendres@threewest.com)

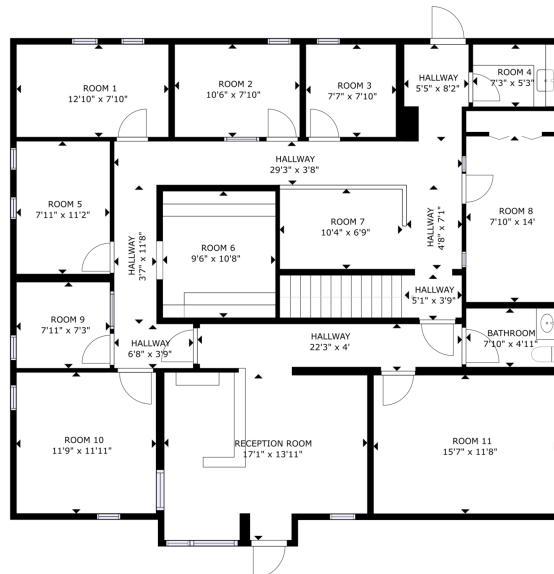
[www.threewest.com](http://www.threewest.com)

**3W THREE WEST  
COMMERCIAL**



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 1815 sq ft, FLOOR 2: 1820 sq ft  
TOTAL: 3635 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 1815 sq ft, FLOOR 2: 1820 sq ft  
TOTAL: 3635 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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





OFFICE BUILDING FOR SALE

1040 E Front St



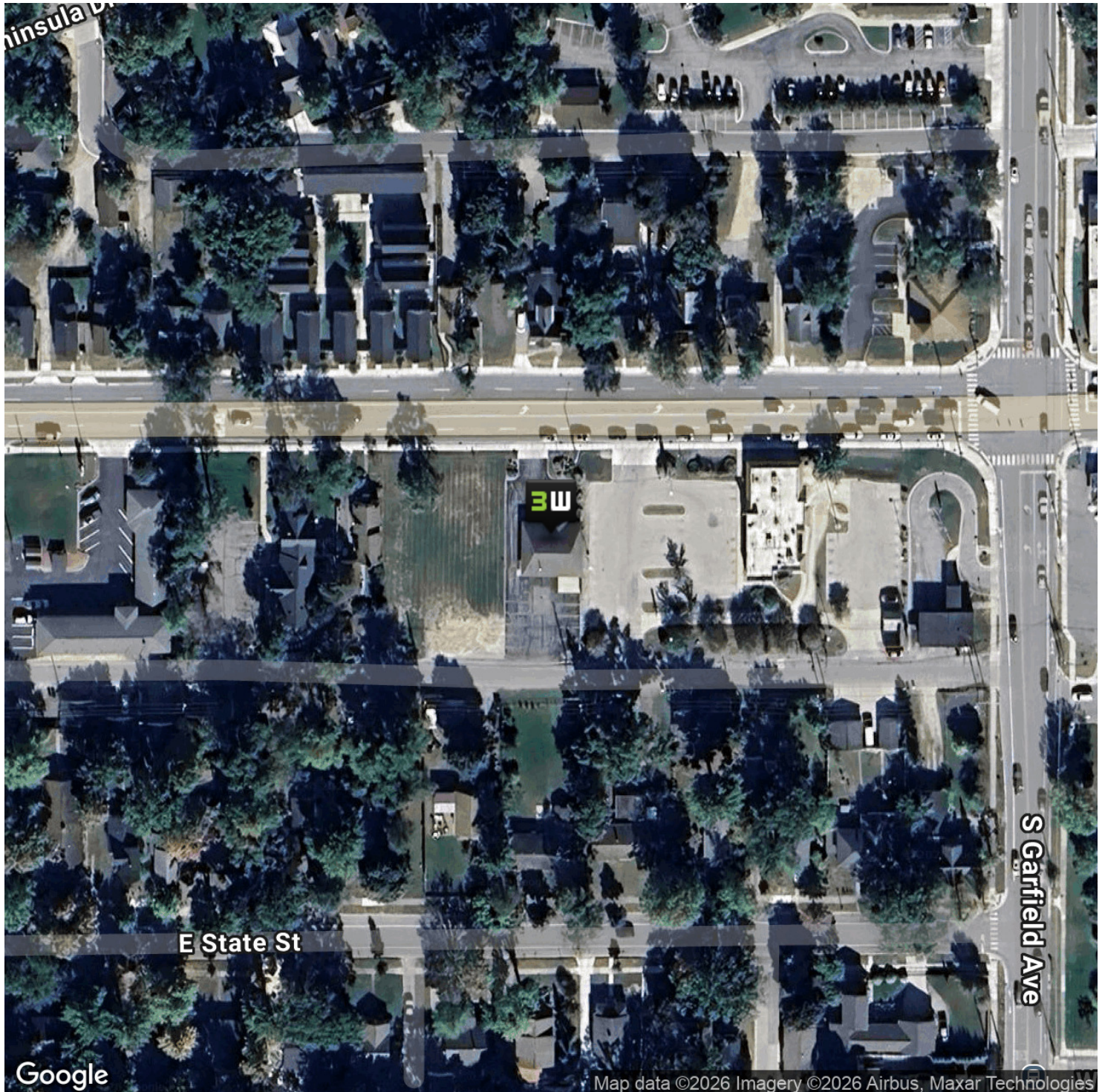
KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com





**OFFICE BUILDING FOR SALE**

1040 E Front St



**KEVIN ENDRES, PE, SIOR, CCIM** // Owner | Broker // 231.929.2955 // [kendres@threewest.com](mailto:kendres@threewest.com)

[www.threewest.com](http://www.threewest.com)

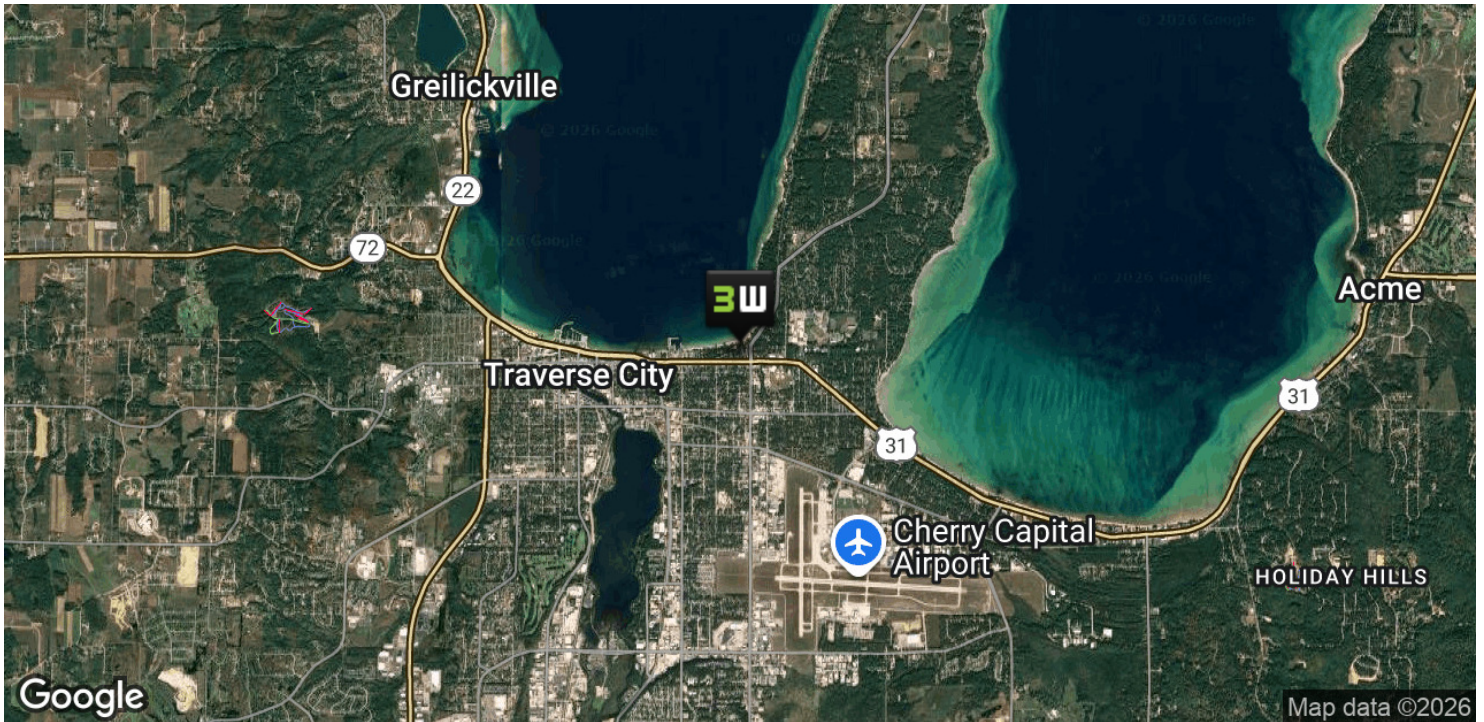
**3W THREE WEST  
COMMERCIAL**





OFFICE BUILDING FOR SALE

1040 E Front St



KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // [kendres@threewest.com](mailto:kendres@threewest.com)

[www.threewest.com](http://www.threewest.com)

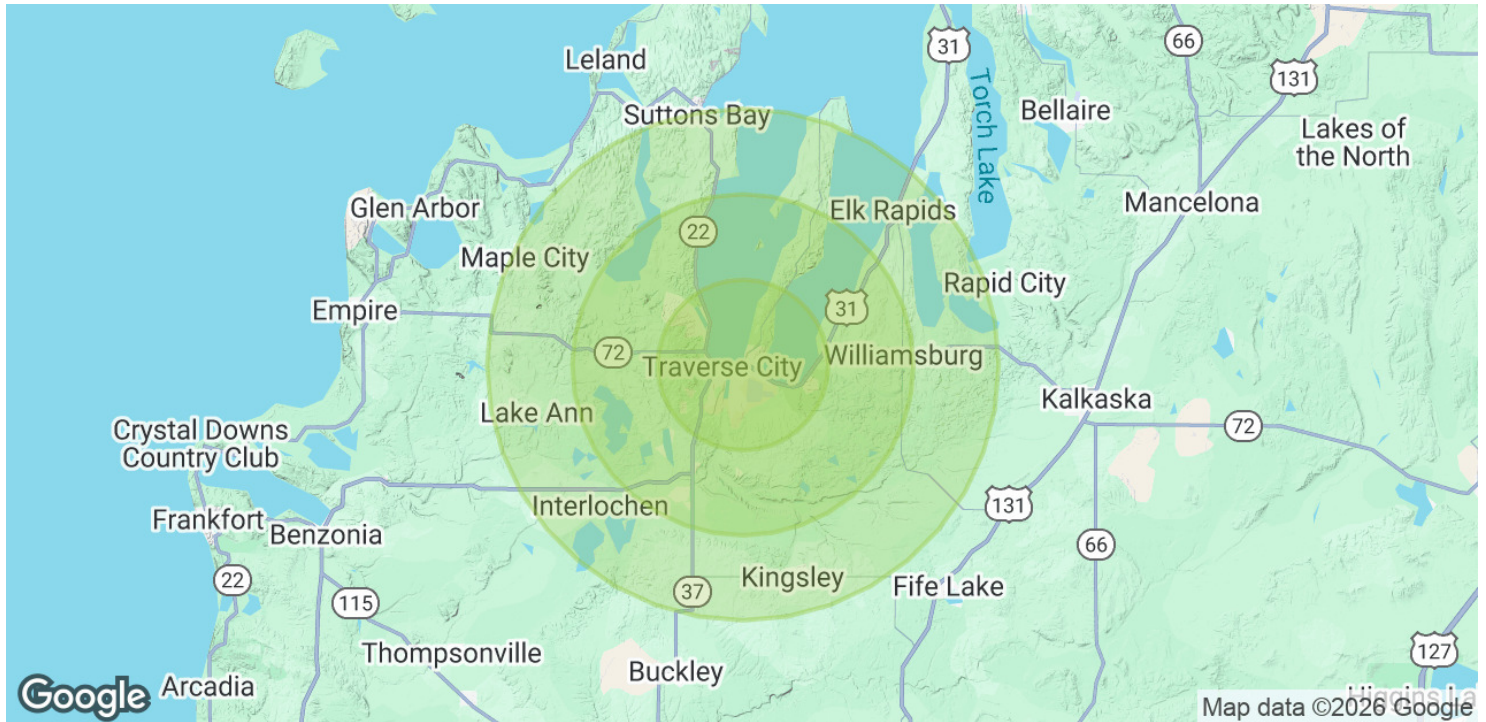
**3W** THREE WEST  
COMMERCIAL





# OFFICE BUILDING FOR SALE

## 1040 E Front St



### POPULATION

#### 5 MILES

#### 10 MILES

#### 15 MILES

Total Population	43,939	80,912	114,775
Average Age	45	44	45
Average Age (Male)	43	43	43
Average Age (Female)	47	46	46

### HOUSEHOLDS & INCOME

#### 5 MILES

#### 10 MILES

#### 15 MILES

Total Households	20,259	35,006	48,631
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$87,219	\$90,413	\$92,667
Average House Value	\$423,568	\$420,183	\$422,198

Demographics data derived from AlphaMap

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