



## 1040 E Front St | Traverse City, MI 49686

SALE PRICE:	\$749,000
LOT SIZE:	0.25 ACRES
BUILDING SIZE:	1,864 SF
YEAR BUILT:	1981
ZONING:	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

# 3W

## OFFICE BUILDING FOR SALE

### 1040 E Front St



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**3W THREE WEST  
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# 3W

## OFFICE BUILDING FOR SALE

### 1040 E Front St

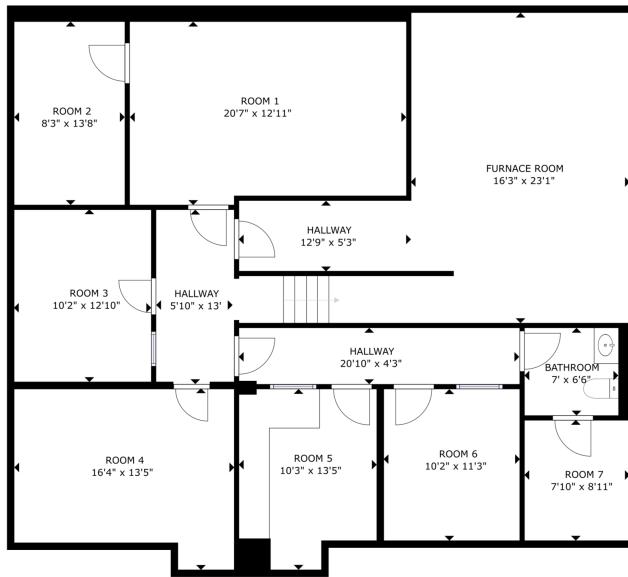


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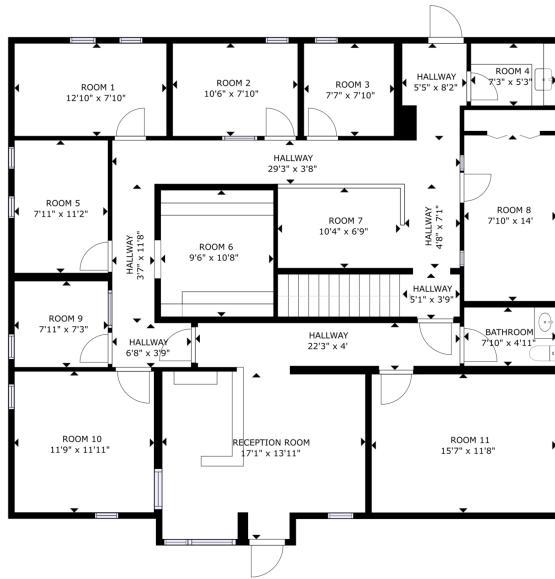
## 1040 E Front St



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.

 Matterport



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.

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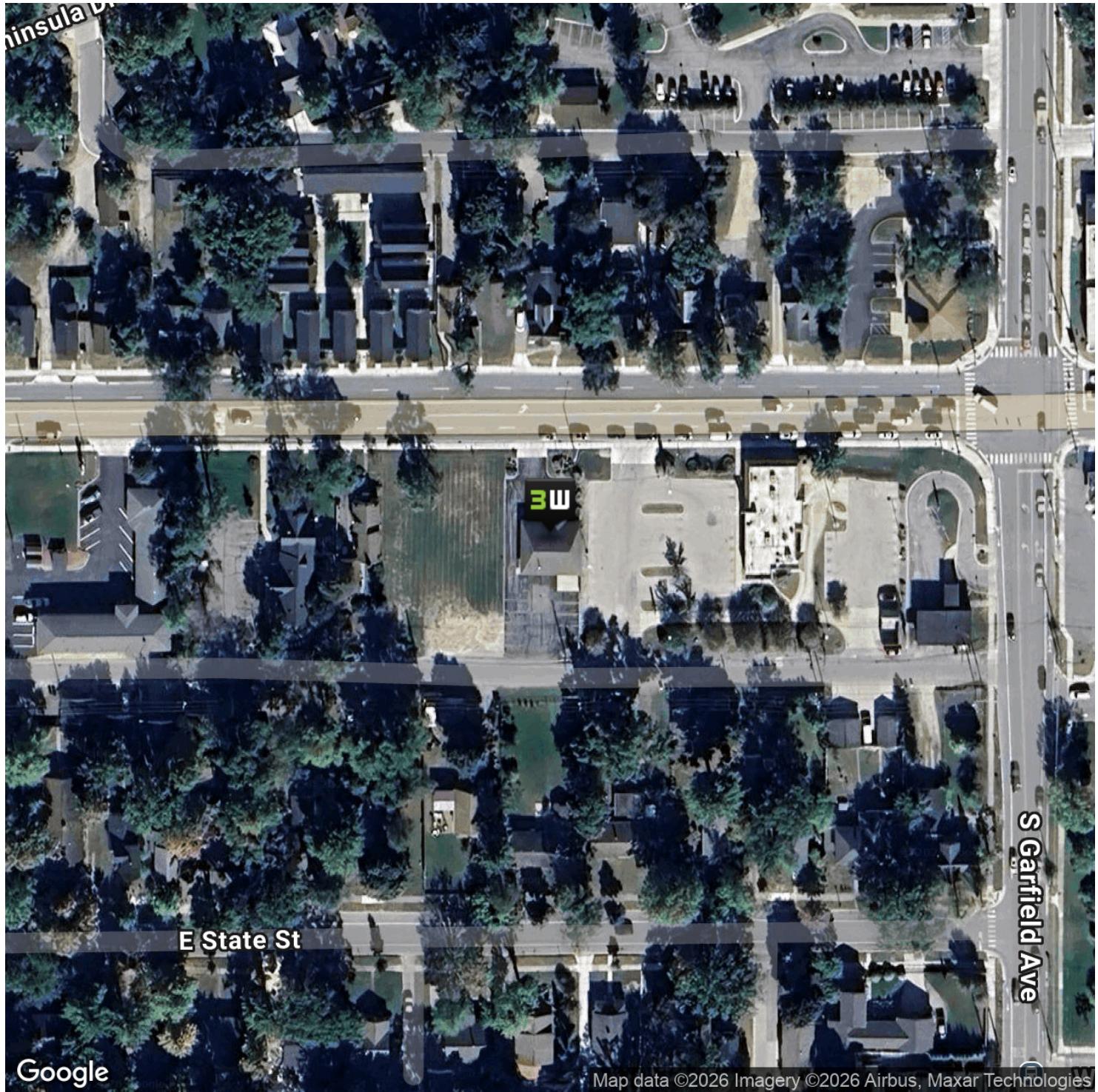


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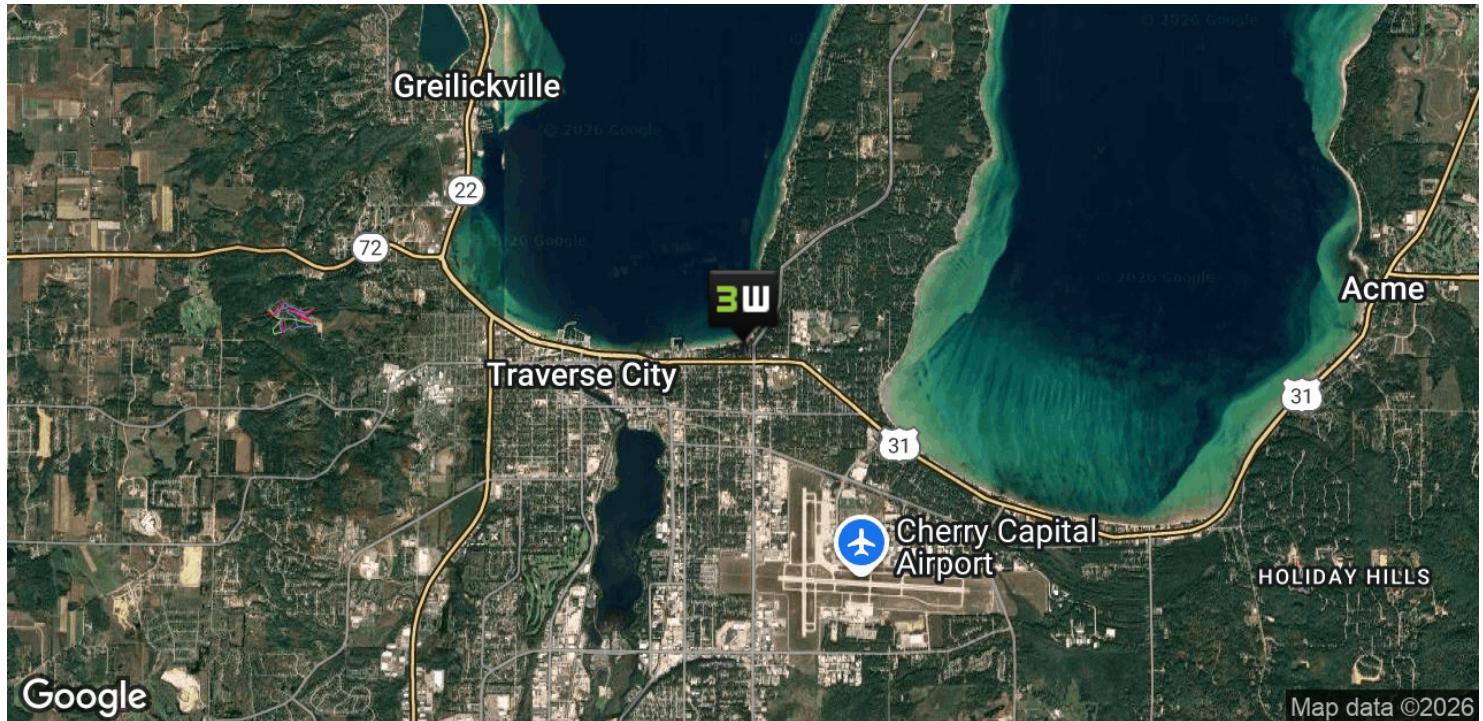
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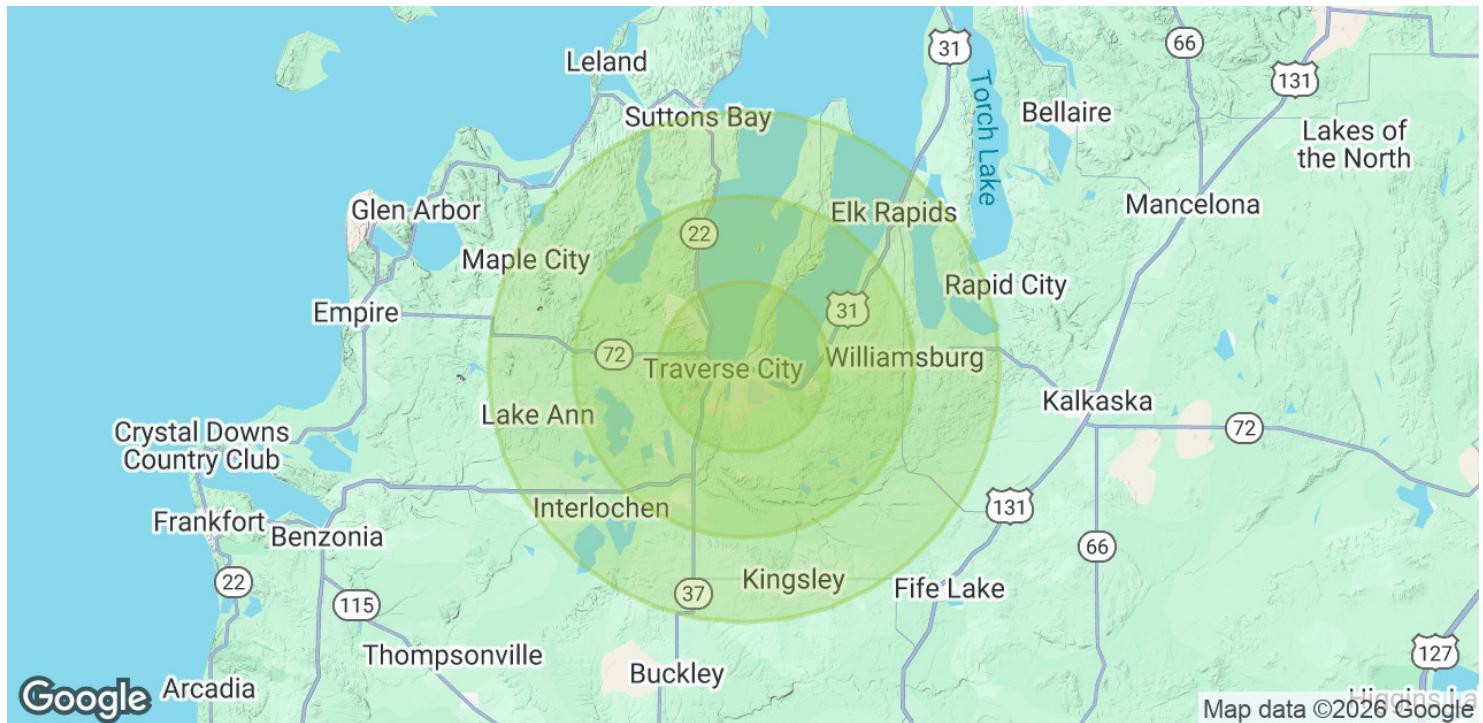
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## POPULATION

	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 &amp; 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