

2007 E. Apple Avenue  
Muskegon, Michigan

**CORE**   
COMMERCIAL

PRICE REDUCED



## Office | Retail For Sale

- 3,610 Square Feet Available
- Zoned C-1
- Built in 1989

Situated within the Apple Avenue commercial corridor at one of the busiest hard-lit corners in Muskegon County (Quarterline and Apple), this former veterinarian clinic property represents a hard-to-find opportunity. Opposite corners are occupied by Walgreens and CVS, with many more national franchise developments in proximity to the subject property. The existing 3,600 SF building could be converted to a variety of commercial/retail uses (medical services, retail service, restaurant, etc.). There is on-site parking in addition to shared parking associated with an adjacent retail store. The site has excellent exposure on Apple Avenue and has quick highway access at the nearby US 31 interchange.

**Sale Price: ~~\$289,000.00~~ \$279,000.00**

For more information, please contact:

BRYAN BENCH  
231 578 2508  
bryanbench@corerealty.com

Connect with us:

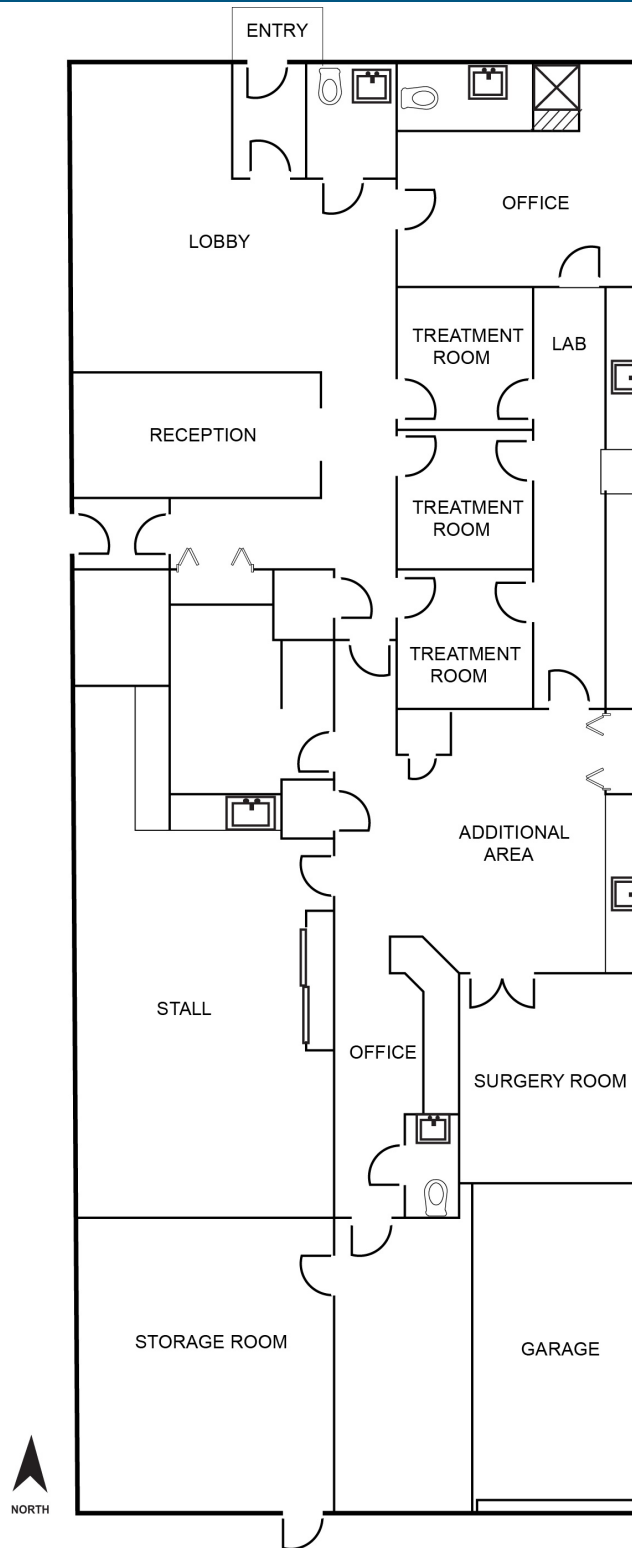


**CORE REALTY PARTNERS**

221 W. Webster Avenue  
Muskegon, MI 49440

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

Floor Plan



\*Not drawn to scale. For illustrative purposes only.

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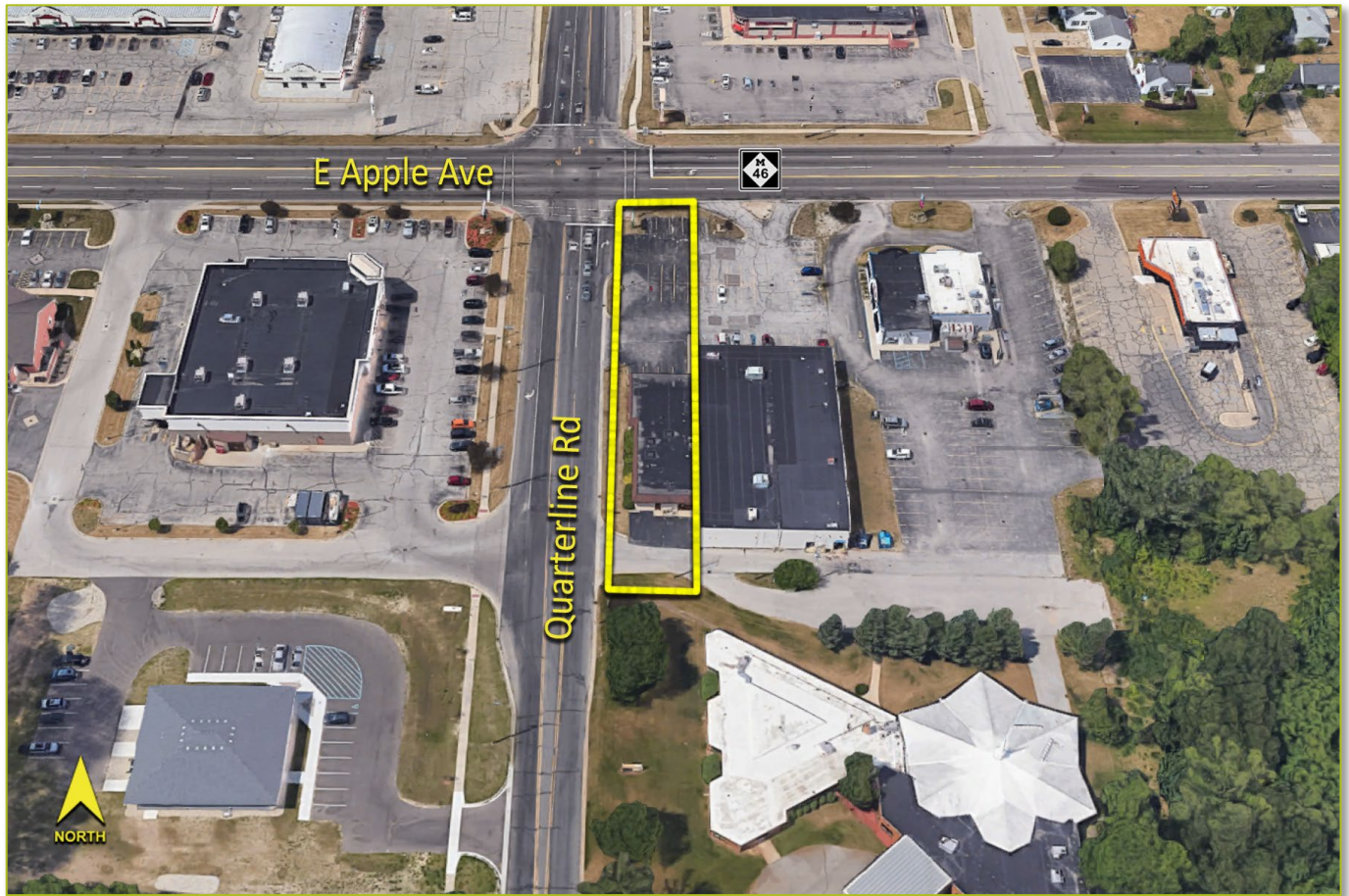


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Aerial



TRAFFIC COUNTS (TWO-WAY)	
32,876	M-46 (Apple Ave) W of Quarterline
6,715	Quarterline Rd N of M-46 (Apple Ave)
22,383	M-46 (Apple Ave) E of Quarterline
6,094	Quarterline Rd S of M-46 (Apple Ave)

DEMOGRAPHICS		
	POPULATION	AVG. HH INCOME
1 MILE	6,660	\$40,398.55
3 MILE	30,281	\$34,851.08
5 MILE	64,528	\$35,705.20

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Additional Exterior Photos



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Interior Photos



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