



SPECIAL PURPOSE PROPERTY FOR SALE

485 SW CAPITAL AVE

Battle Creek, MI 49015

JACK VANGESSEL

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OFFERING SUMMARY

Sale Price:	\$509,000
Building Size:	26,631 SF
Lot Size:	1.87 Acres
Price / SF:	\$19.11
Year Built:	1912
Renovated:	1967
County:	Calhoun

PROPERTY OVERVIEW

Northstar Commercial is pleased to present this former "Roosevelt Elementary School", which has since been transformed into a church and community space since the closing of the school in 2009. This 26,631 four level school building sits on 1.87 acres and was built in 1912 and added to in 1962. There is plenty of room to expand on the property and the building has character and charm. The opportunities are endless on how someone could transform this property.



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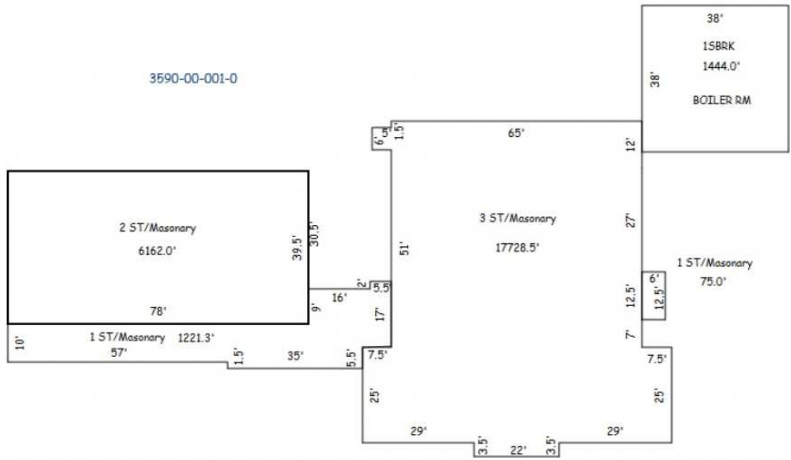
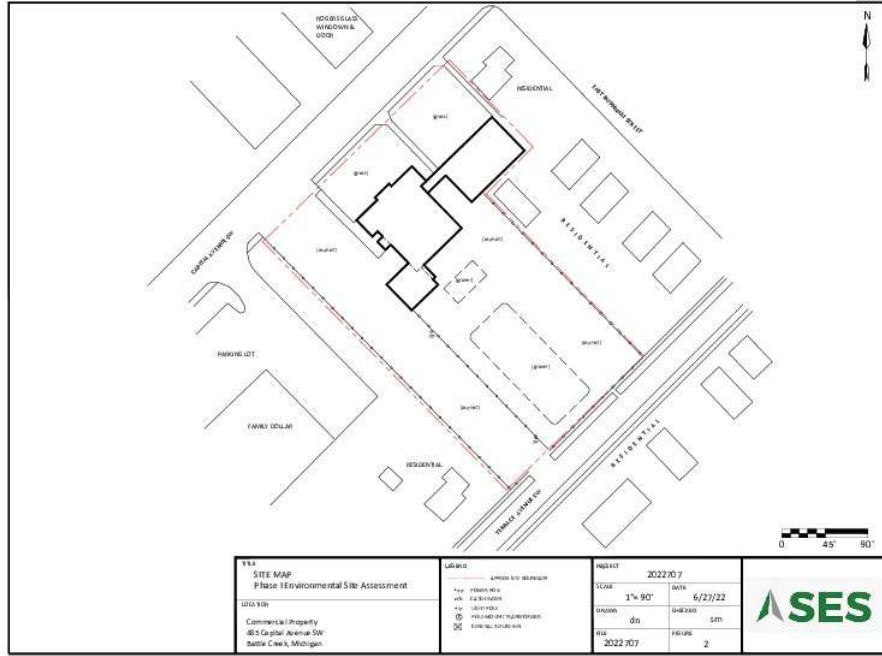
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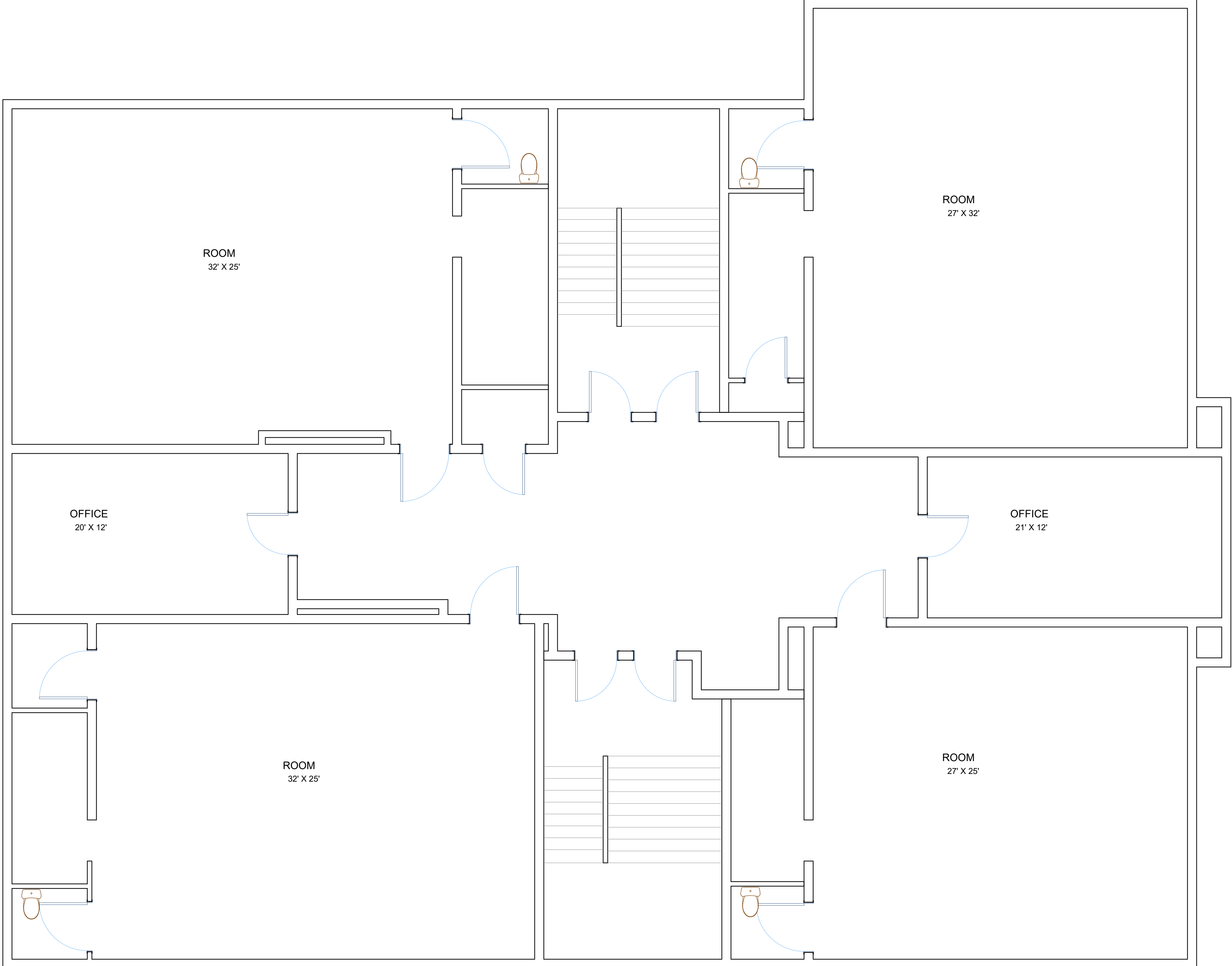
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ROOM
32' X 25'

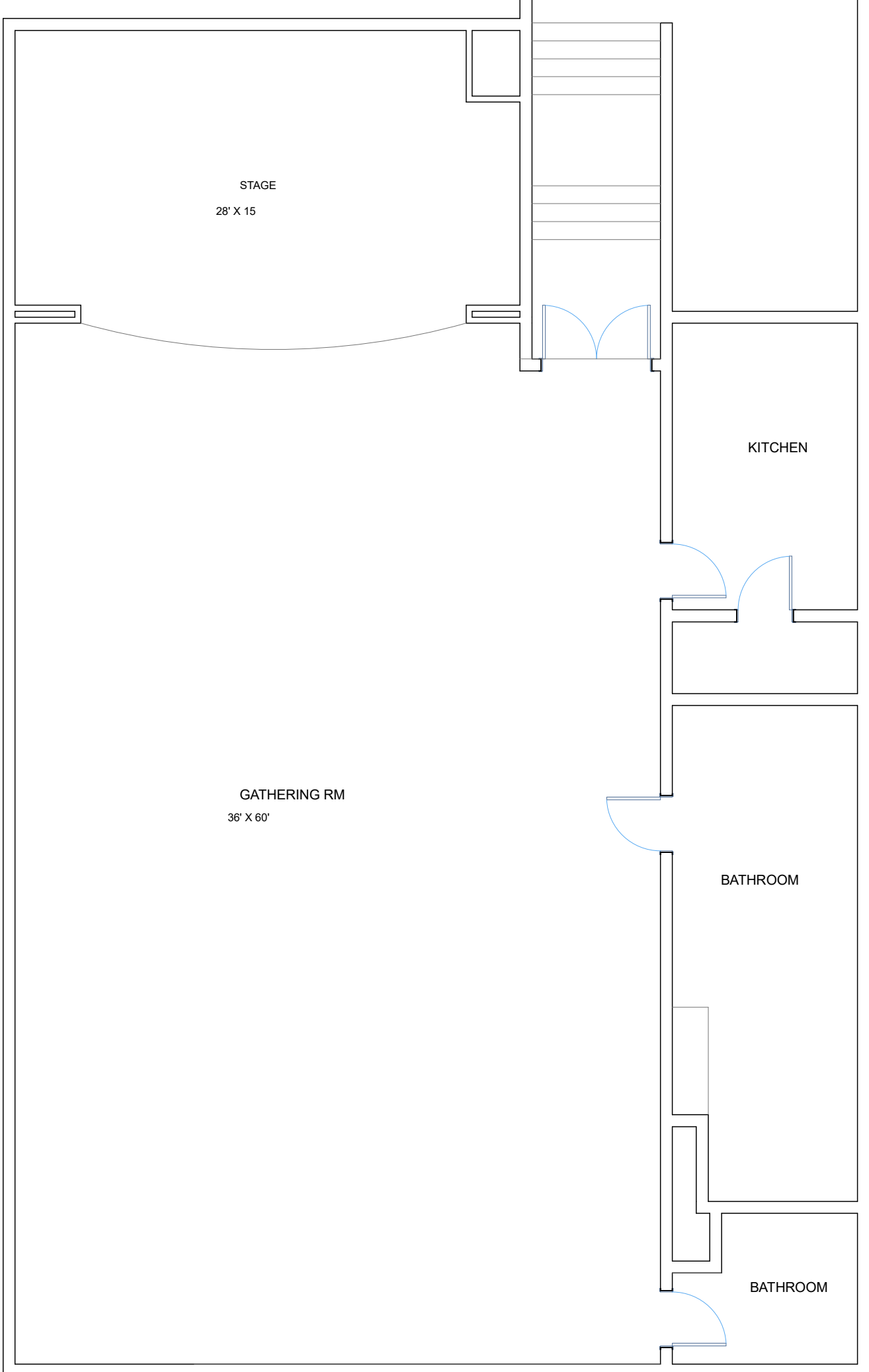
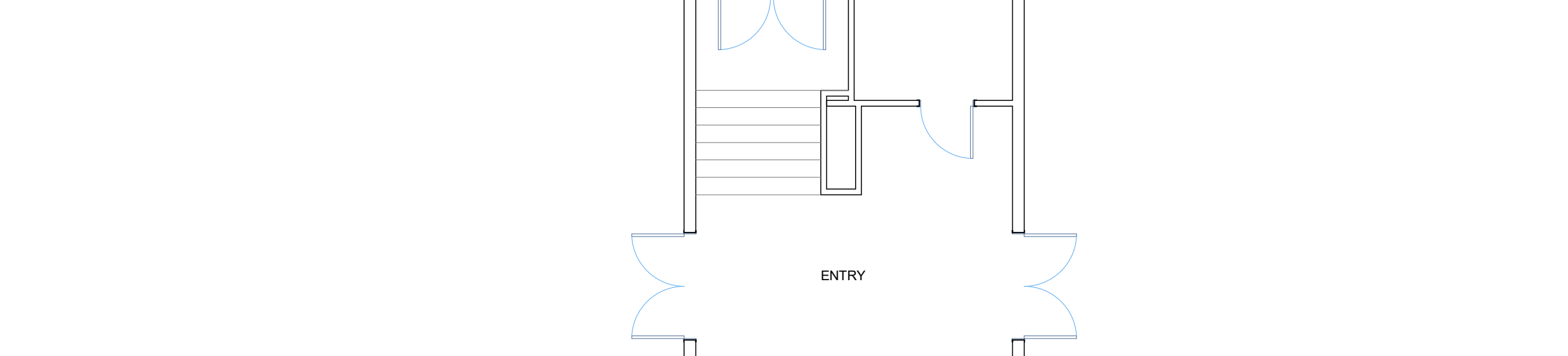
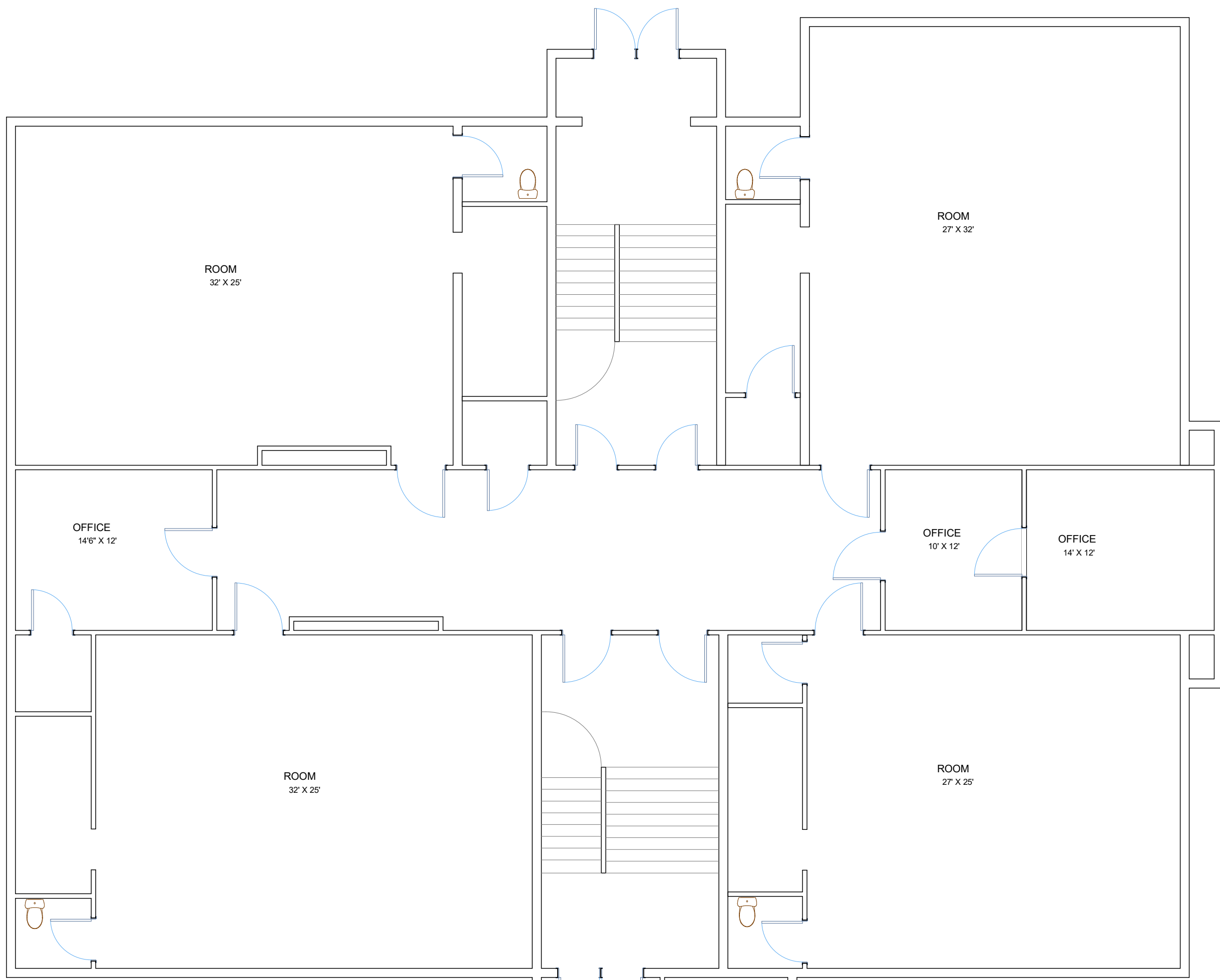
ROOM
27' X 32'

OFFICE
20' X 12'

OFFICE
21' X 12'

ROOM
32' X 25'

ROOM
27' X 25'

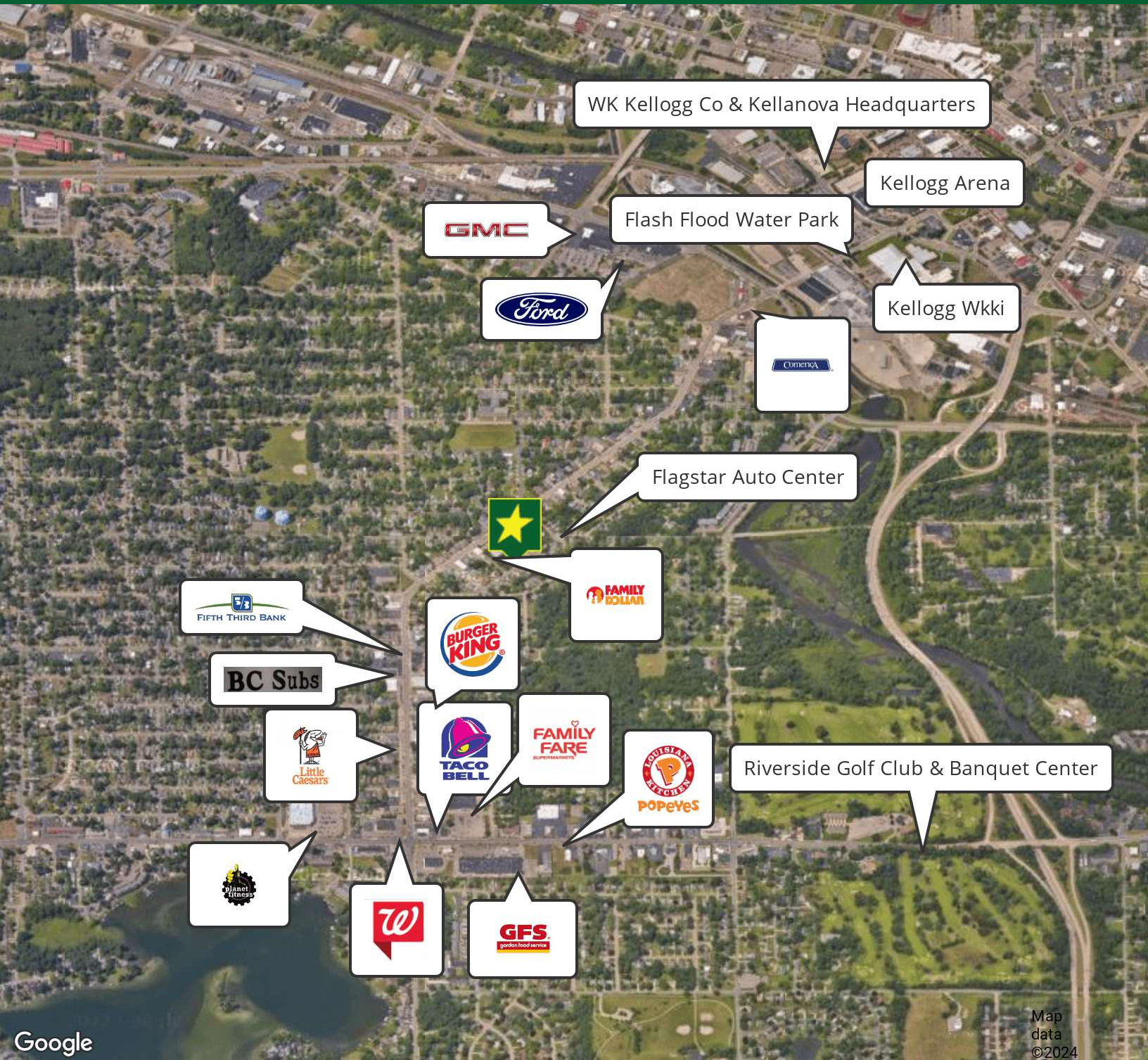




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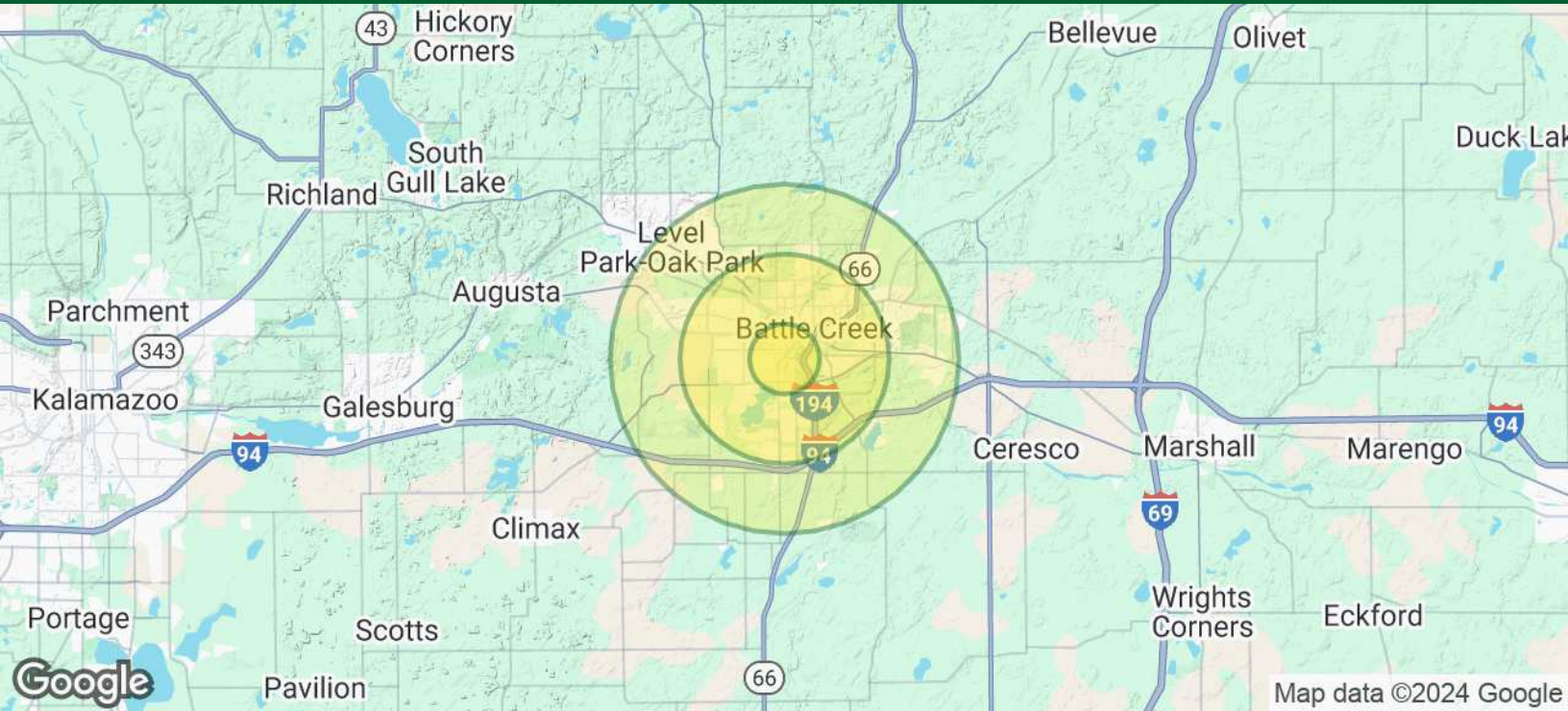
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,800	47,054	74,902
Average Age	33.0	37.5	38.8
Average Age (Male)	29.1	35.2	37.4
Average Age (Female)	35.1	38.8	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,954	21,832	34,787
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$42,884	\$52,180	\$54,466
Average House Value	\$65,713	\$88,302	\$96,879

* Demographic data derived from 2020 ACS - US Census

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