



Traverse City, MI 49684

SALE PRICE:	\$781,000
LOT SIZE:	1.65 ACRES
SUITE SIZE:	1,952 SF
YEAR BUILT:	2002
RENOVATED:	2017
ZONING:	D-3

PROPERTY OVERVIEW

Here is a unique opportunity to own a portion of Traverse City's premier mixed-use Class A Professional property, the Harbour View Centre building. Located directly across from West Grand Traverse Bay, the unit is uniquely designed with unobstructed views of the water with a private balcony. Located just on the edge of the Warehouse District, it is only a minutes walk to downtown. The site provides ample on-site parking for the buildings owner, tenants and customers, which include anchor tenants Independent Bank and Merrill Lynch.

The sale includes 1 condominium unit (Unit 3B to be created) which is located on the 2nd Floor with 3 other professional office suites. The total size of the Unit will be approximately 1,952 SF. The space can be converted to a Residential Use with Condominium Association Approval. Sale is subject to revision and amendment of the Condominium documents and associated Exhibit B drawings. Use Exclusions exist for Financial Institutions. No residential short term rentals are allowed. Virtual tour is Suite 201, 202 and 203.

PROPERTY HIGHLIGHTS

- Class A Professional Mixed-Use Building
- 2nd Floor Unit

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



OFFICE BUILDING FOR SALE

333 W Grandview Pkwy, Ste 201



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COMMERCIAL**

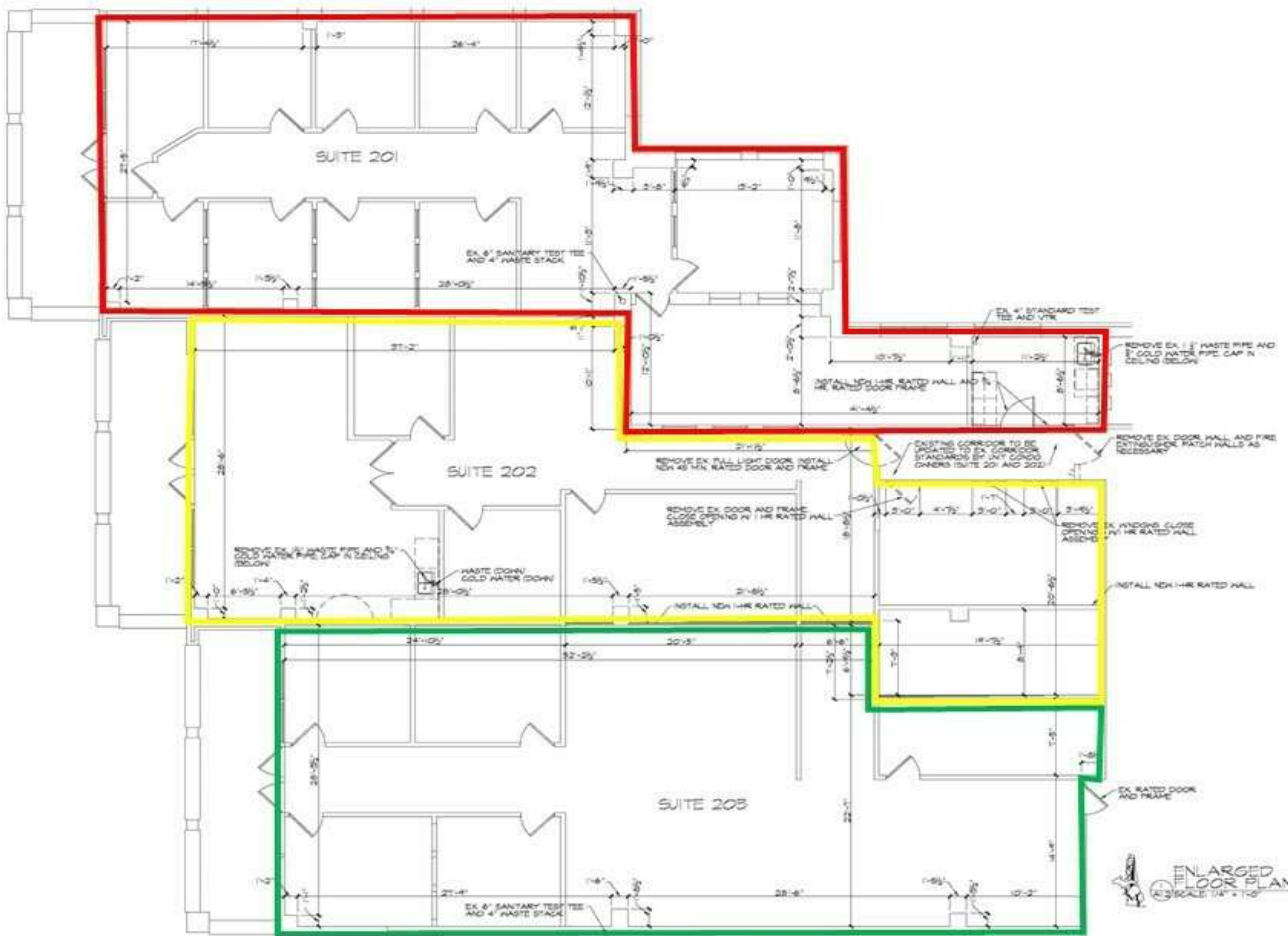


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JAL DESIGN GROUP, LTD. 222 E. 8TH STREET, SUITE 100, MINNEAPOLIS, MN 55414
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ENLARGED FLOOR PLAN
HARBOR VIEA CENTRE

1/11/14
 2/11/14
 3/11/14
 4/11/14

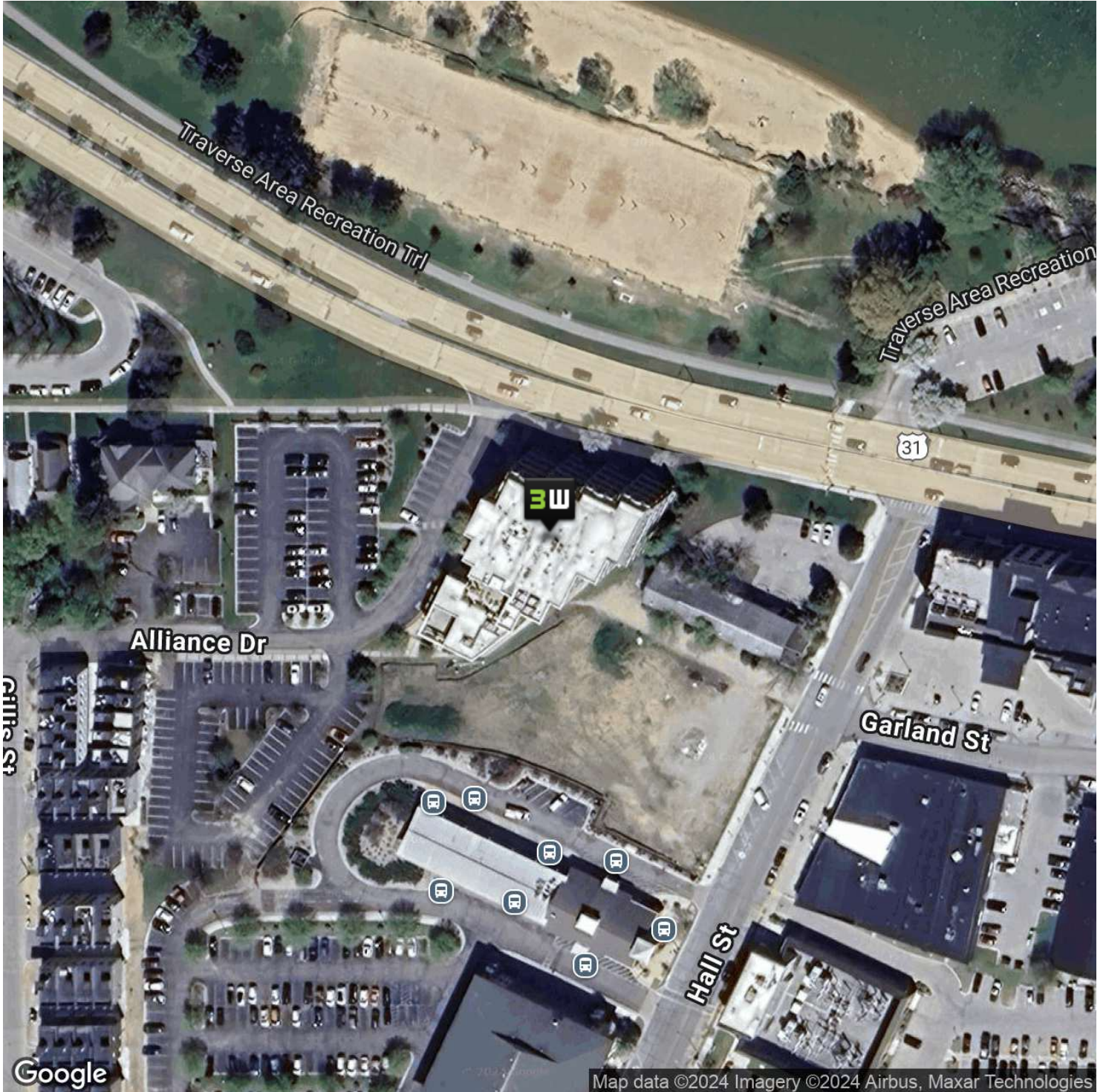
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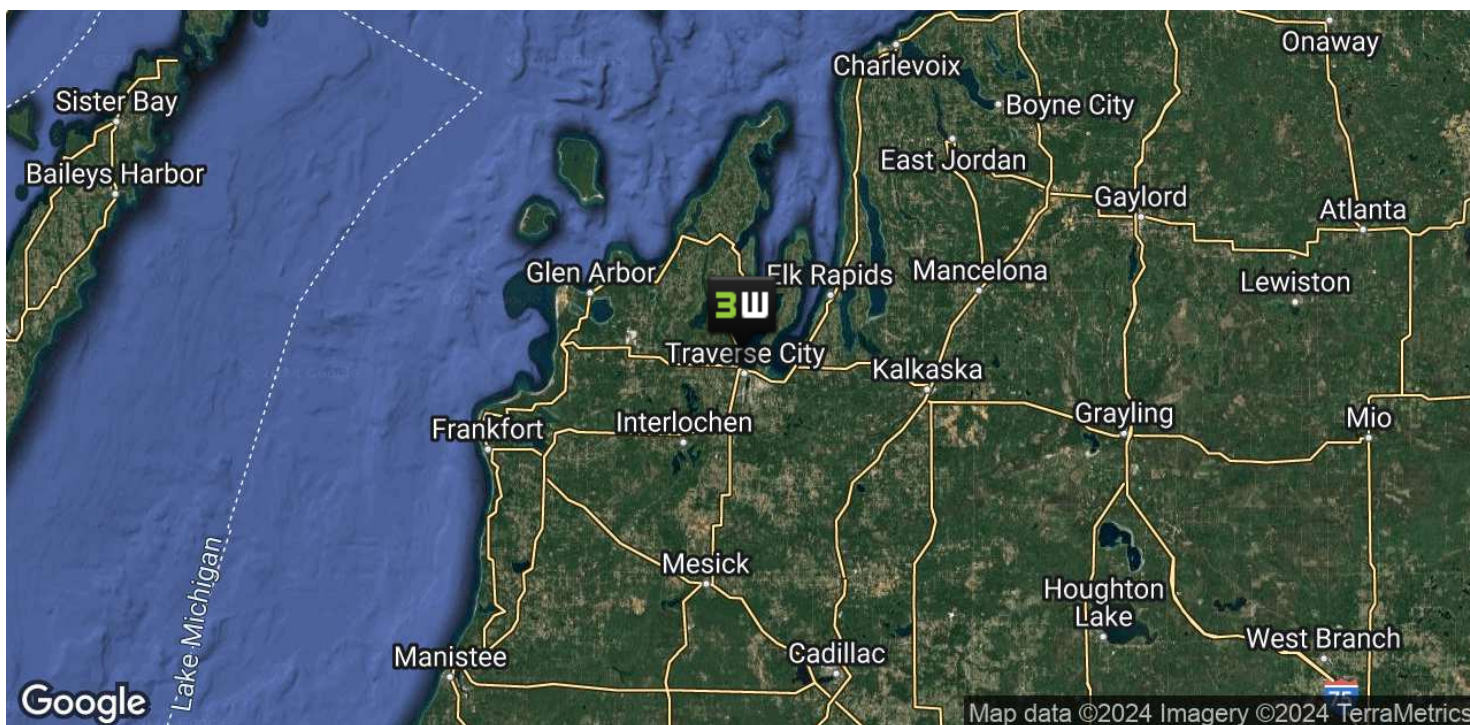
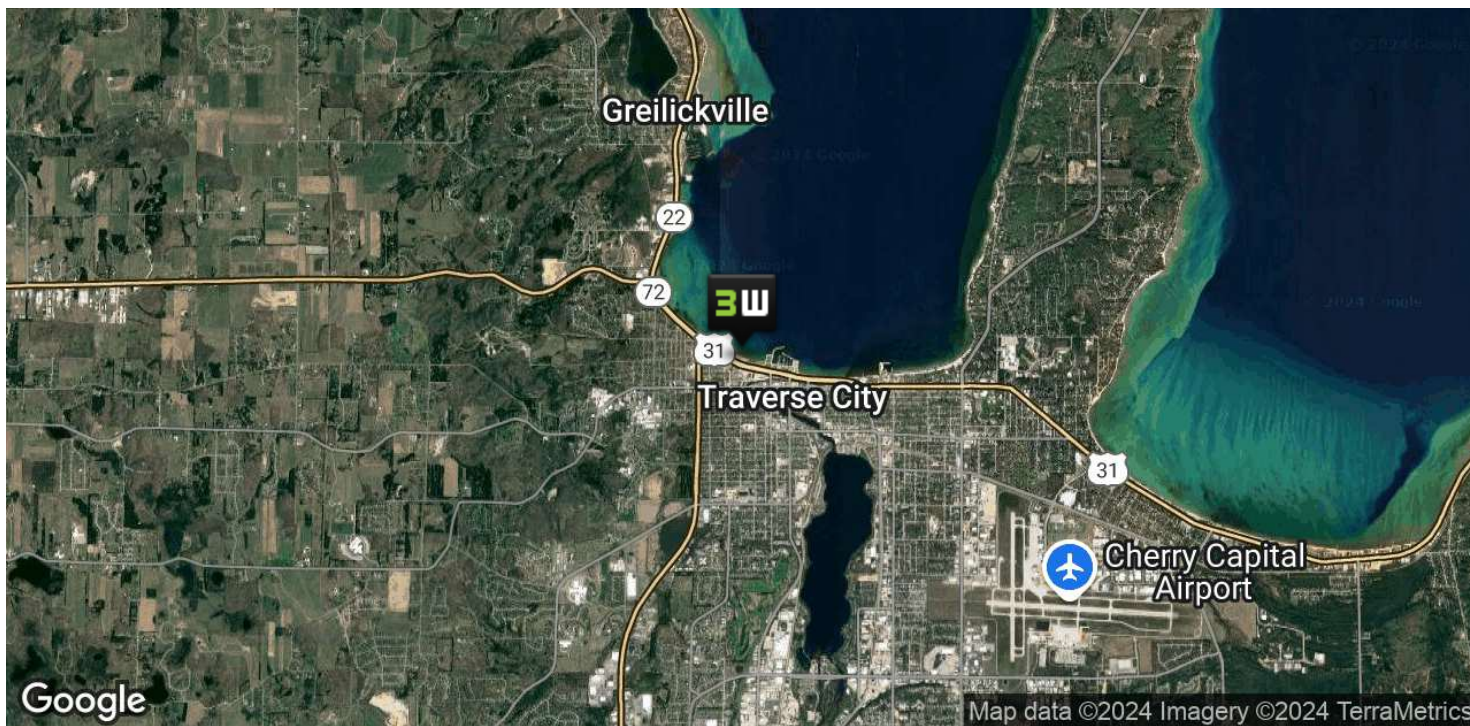


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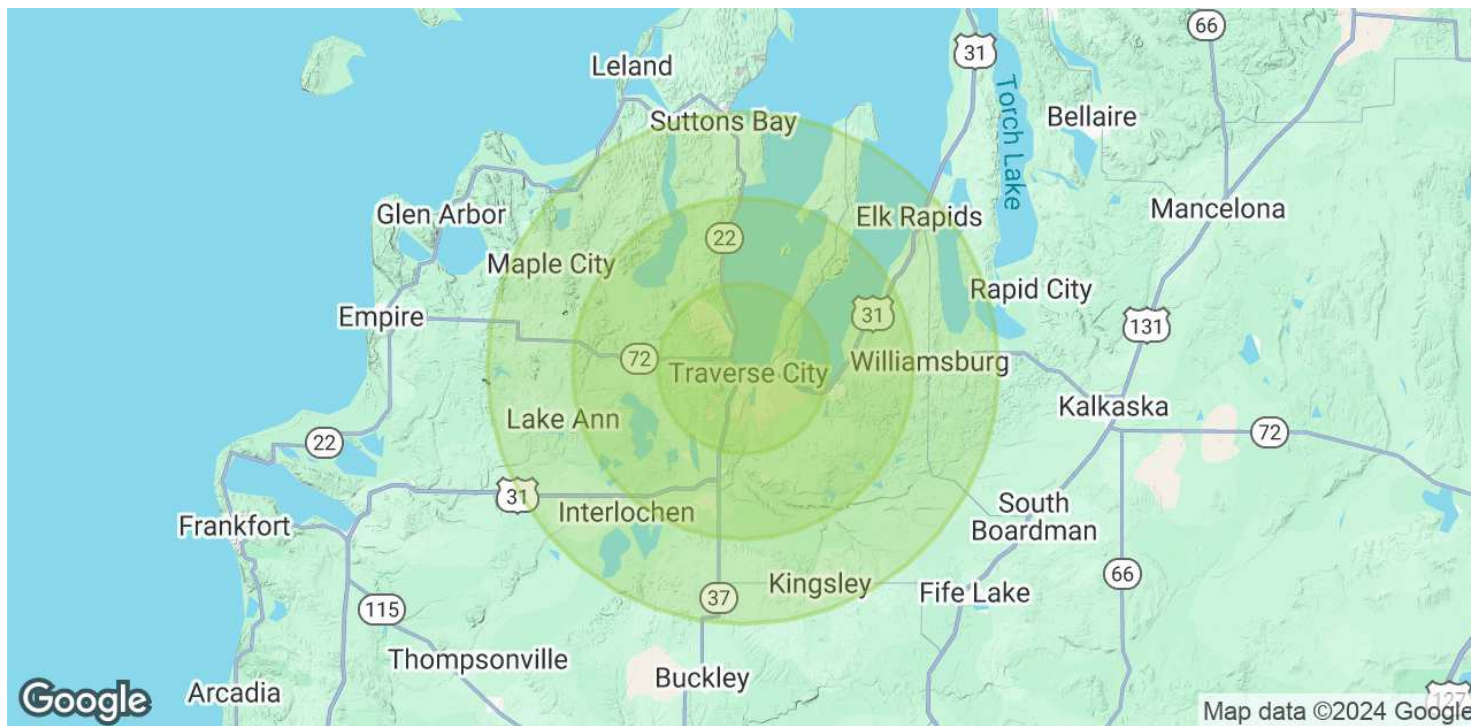


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	44,566	89,370	114,831
Average Age	45	44	45
Average Age (Male)	43	43	43
Average Age (Female)	47	45	46
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	20,536	38,259	48,649
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$86,836	\$91,161	\$92,690
Average House Value	\$421,477	\$418,723	\$421,098

Demographics data derived from AlphaMap

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