



OFFICE BUILDING FOR SALE

6170 US 31 N

executive summary



6170 US 31 N | Acme, MI 49610

SALE PRICE:	\$925,000
LOT SIZE:	0.72 ACRES
BUILDING SIZE:	OFFICE - 4,720 SF HOUSE - 1,080 SF TOTAL - 5,800 SF
YEAR BUILT:	1998
ZONING:	COMMERCIAL CORRIDOR
TRAFFIC COUNT:	13,000

PROPERTY OVERVIEW

Solid investment property for an investor or business owner. Contemporary Office building, including an adjoining, beautifully remodeled, single family home currently in a lucrative short term rental program valued at \$350,000. Located in a high traffic area with great signage and visibility, near the corner of N US-31 and M72 in Acme. Office can be separate units upper and lower or combined. Current upper layout ideal for medical but easily modified. Very pleasant lower level offices with upper level entry and lower level walk out providing handicap access throughout. Many windows provide abundant natural lighting. Plenty of parking, nicely landscaped. Upper and lower currently available for owner/user with both currently available for lease.

PROPERTY HIGHLIGHTS

- 4,720 sf two story, contemporary, office / retail bldg.
- Commercial valued at \$600,000 home at \$350,000
- Includes beautiful home for owner or rental income
- High traffic business location / investment property
- Near corner of US-31 and M72 in Acme

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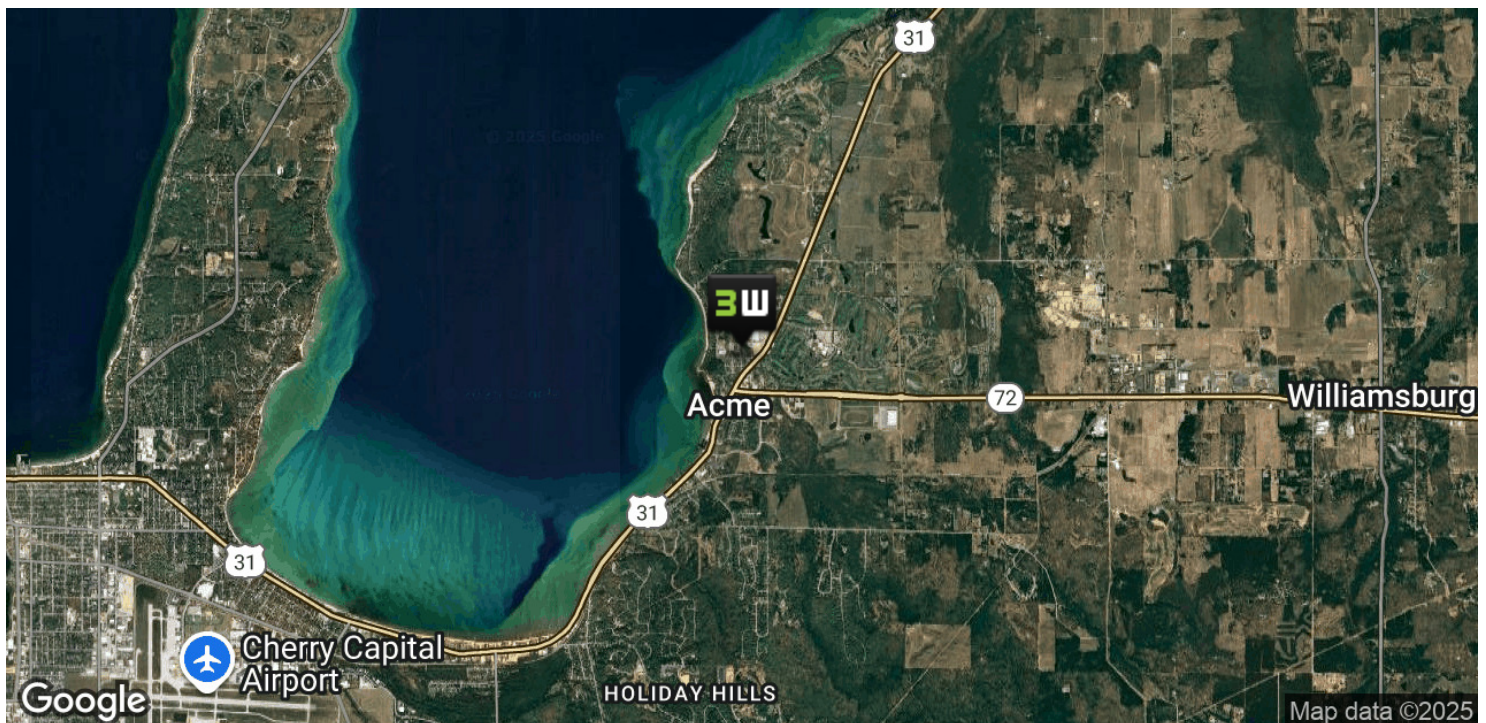
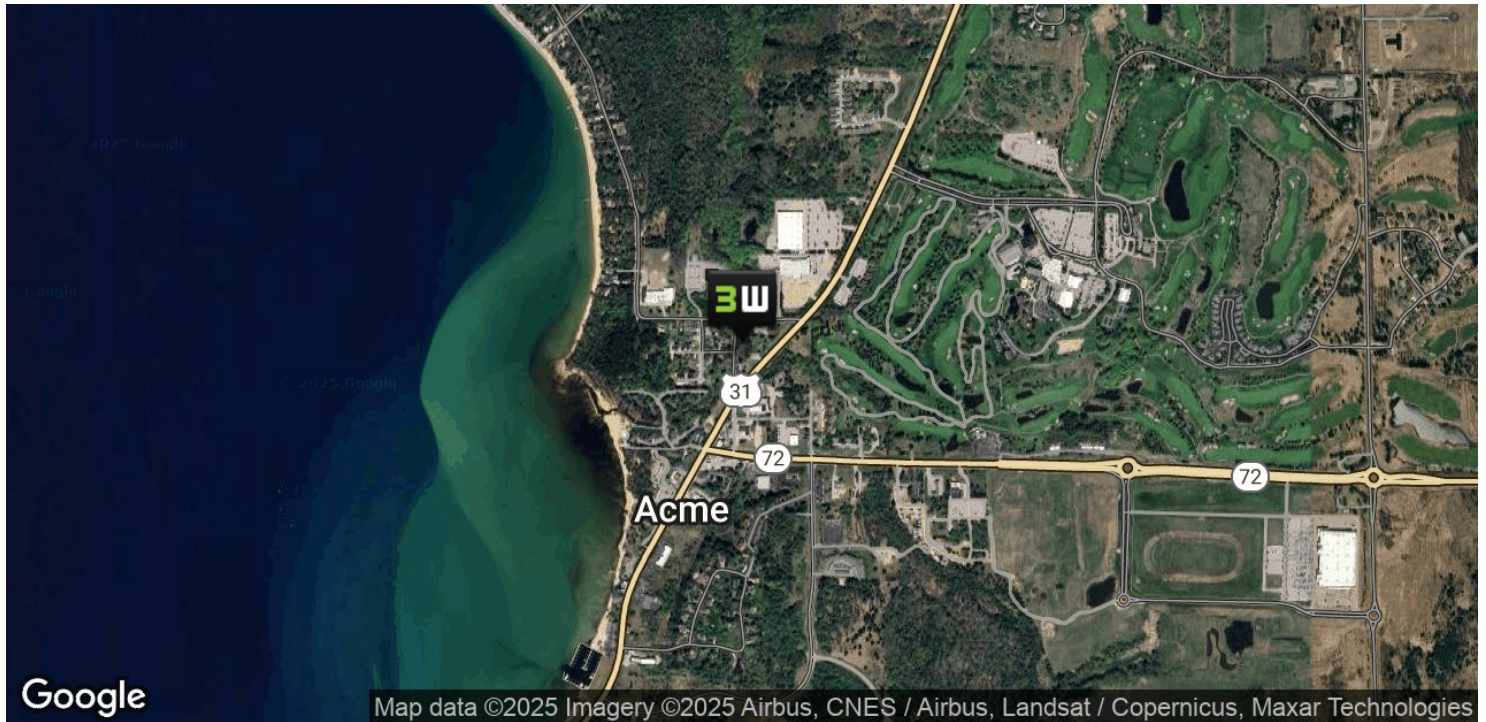
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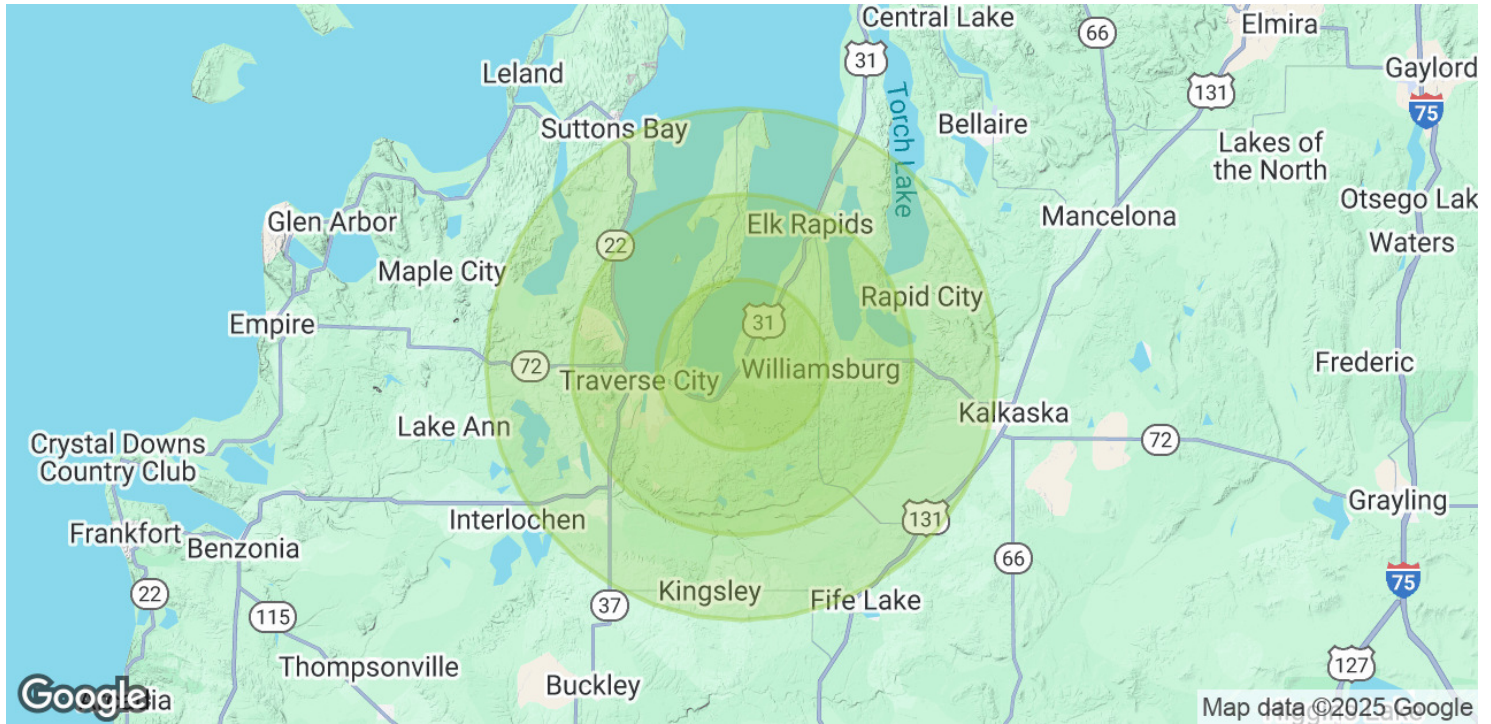
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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	16,588	67,814	106,737
Average Age	46	46	45
Average Age (Male)	44	44	44
Average Age (Female)	47	47	46

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	7,097	30,149	45,810
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$100,487	\$91,644	\$91,750
Average House Value	\$462,106	\$440,480	\$423,882

* Demographic data derived from 2020 ACS - US Census

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