



Retail | For Sale | 7,400 SF

2.7-Acre Retail Opportunity Near WMU

High-Visibility KL Avenue
Commercial Site

4525 W KL Avenue
Kalamazoo, MI 49006

Overview

Excellent opportunity to acquire a 2.7-acre commercial property on KL Avenue in Kalamazoo. The 7,400 SF building offers strong visibility and a convenient location near Western Michigan University and a large concentration of apartments. The site offers significant retail, service and redevelopment potential with ample land and parking. The property was previously operated as a licensed micro grow and consumption facility, and the existing micro grow equipment is available with the sale.

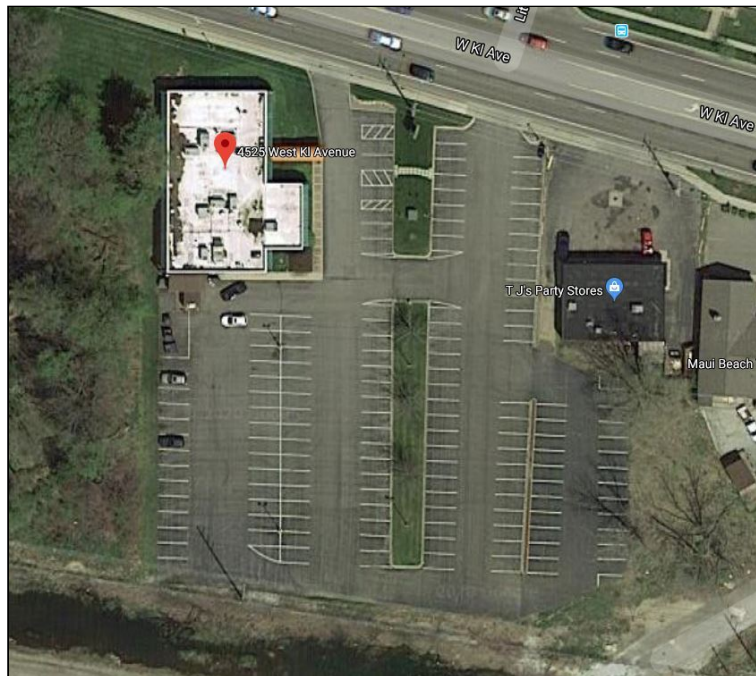
Sale Price

\$749,000

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PROPERTY FEATURES



County:	Kalamazoo
Municipality:	Kalamazoo City
Gross Size:	7,400 SF
Total Acres:	2.71 Acres
Lot Dimensions:	350.02' x Irregular
Year Built / Renovated:	1973 / 1983
Zoning Code / Description:	CC / Commercial
Between Streets:	Drake & Michigan Avenue
Construction:	Brick / Block
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking # / Type:	139 / Paved
Restrooms:	2 / Common Area
Air Conditioning:	Central Air
RE Taxes / Year:	\$38,719.81 / 2025



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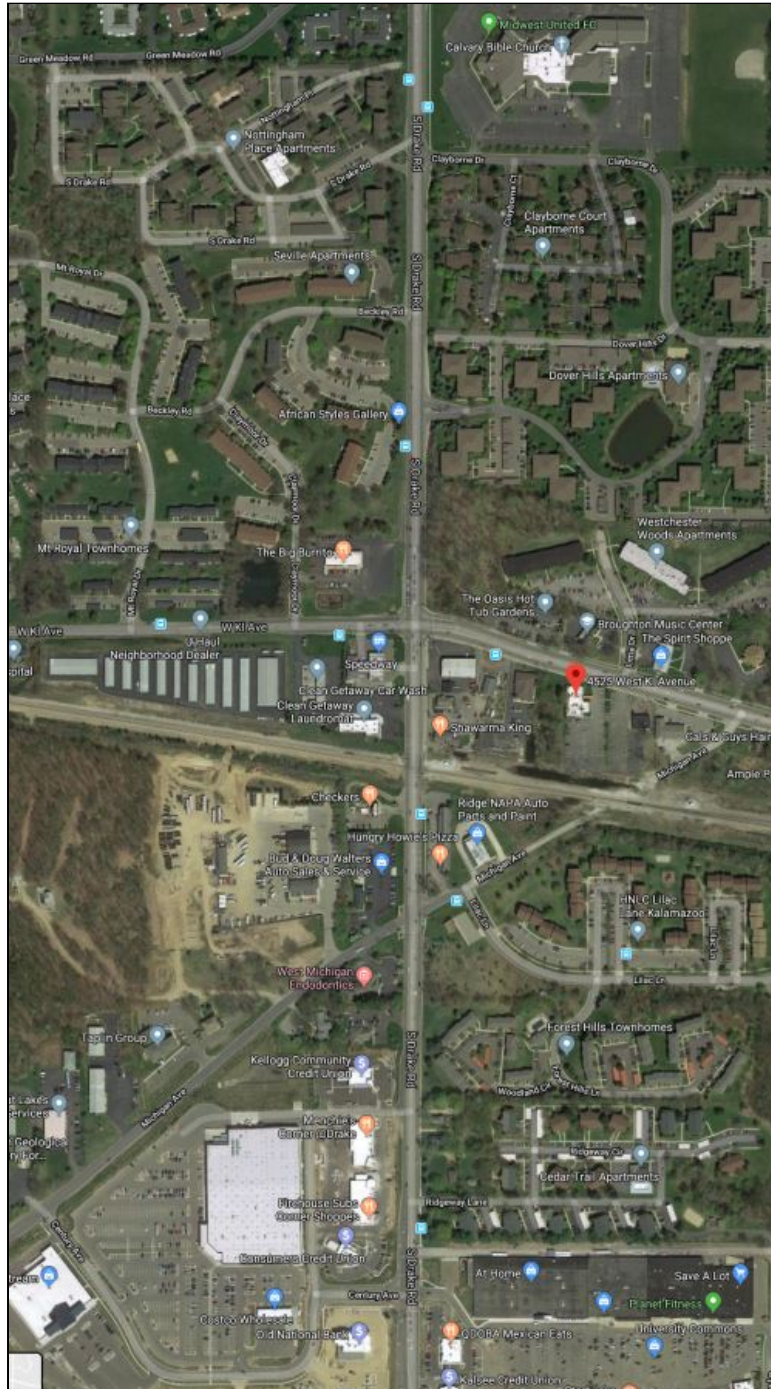


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LOCATION AERIAL



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