



Presented by:

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2308 US 31 N | Traverse City, MI 49686



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Commercial Building



This well-maintained commercial building offers three units, each separately metered for utilities, providing ease of management and cost efficiency. The property has many recent updates, ensuring modern and functional spaces for all tenants. Zoned in a C-G (General Commercial) area in Garfield Township,

it offers a wide range of potential uses for you or future tenants. Additionally, it is located within an Opportunity Zone, presenting potential tax benefits. Don't miss out on this rare chance to own a prime commercial property in a highly sought-after location.

2301 N Garfield Rd | Traverse City, MI 49686

Property Profile



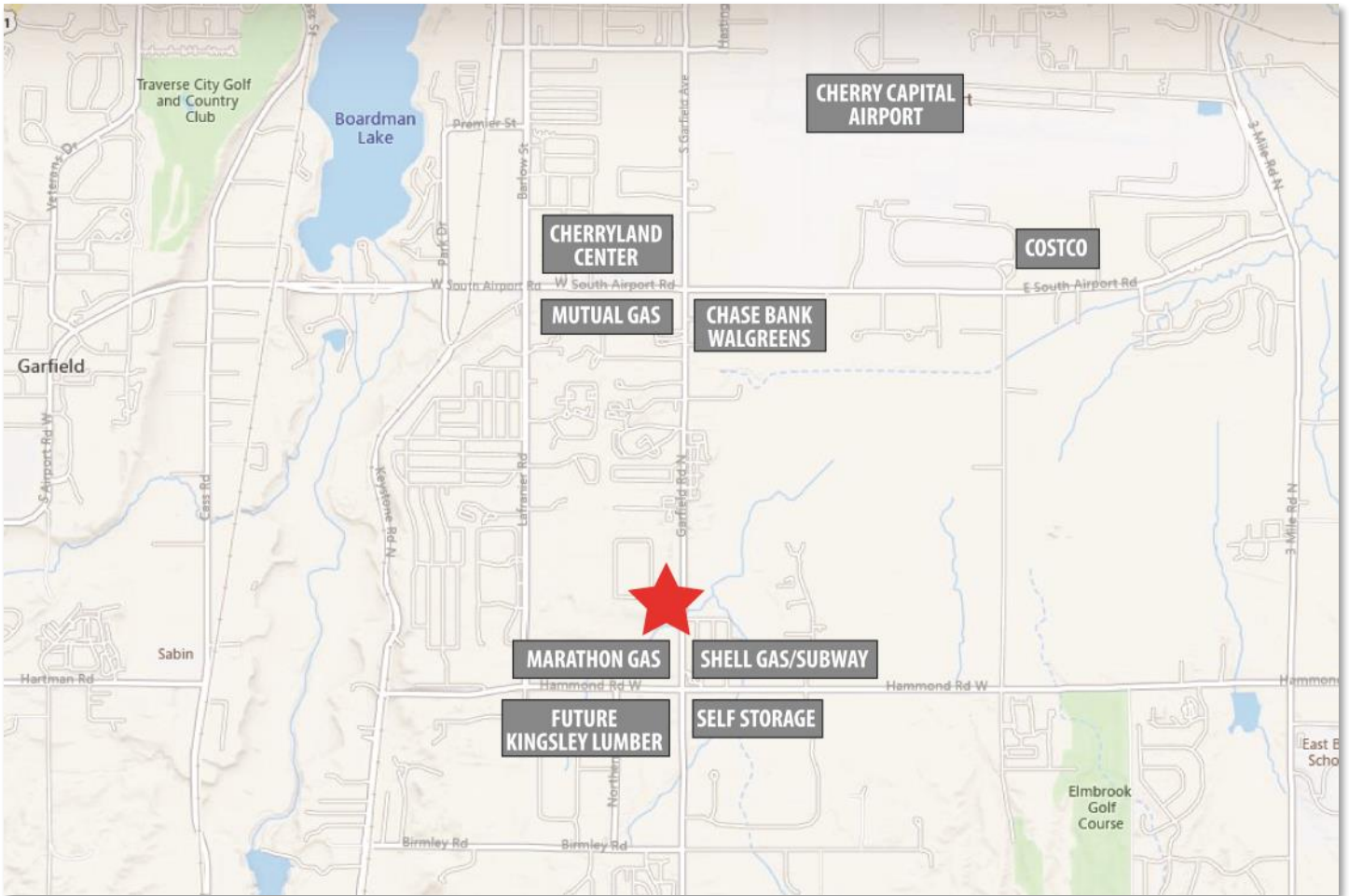
Zoning:	C-G, General Commercial
Square Footage:	3,512 sq ft
Foundation:	Slab
Acreage:	0.69 acres
Internet:	Spectrum
Electric:	Consumers Energy
Gas:	DTE
Water/Sewer:	Municipal
Heating/Cooling:	Separate forced air with AC systems for each unit
Waste Pickup:	GFL

All units metered separately for gas, electric, and internet

- Recent Updates List:** Suite C was completely renovated in 2020 including:
- Bathroom
 - Lighting
 - Flooring
 - Drywall
 - Trim and doors
 - Most windows
- New landscaping and concrete patio added in Summer 2022
New roof with added front gables in 2021

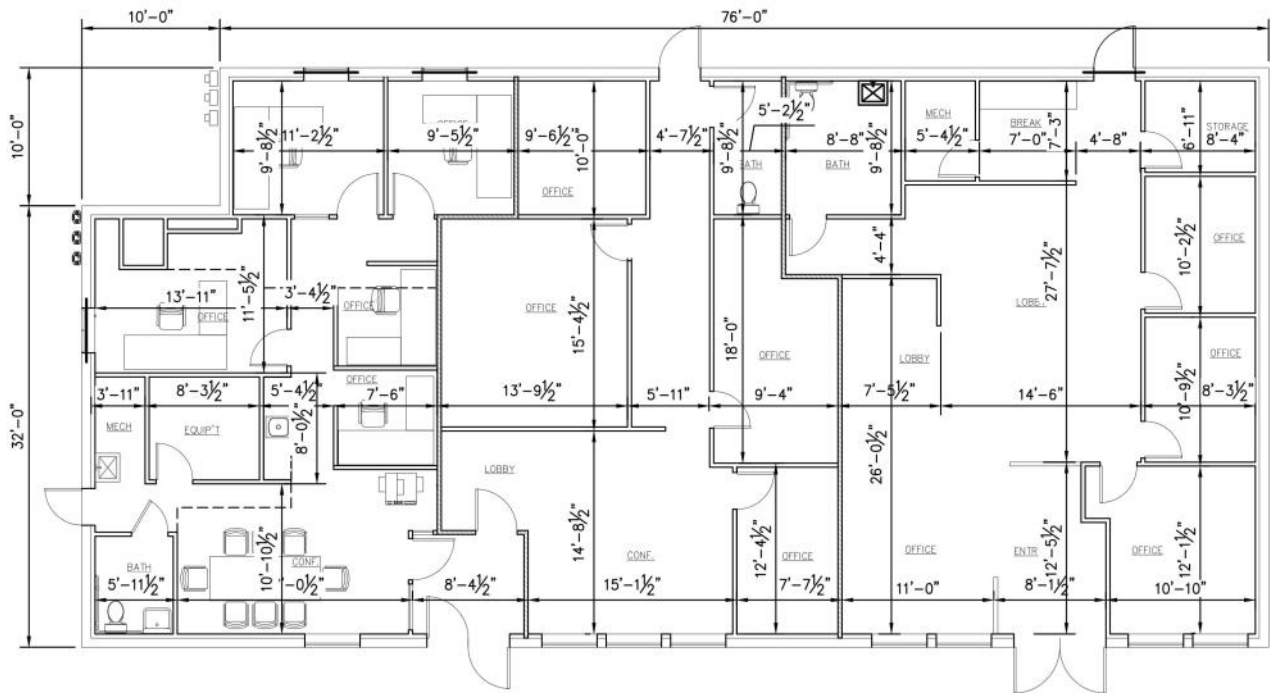


Nearby Businesses

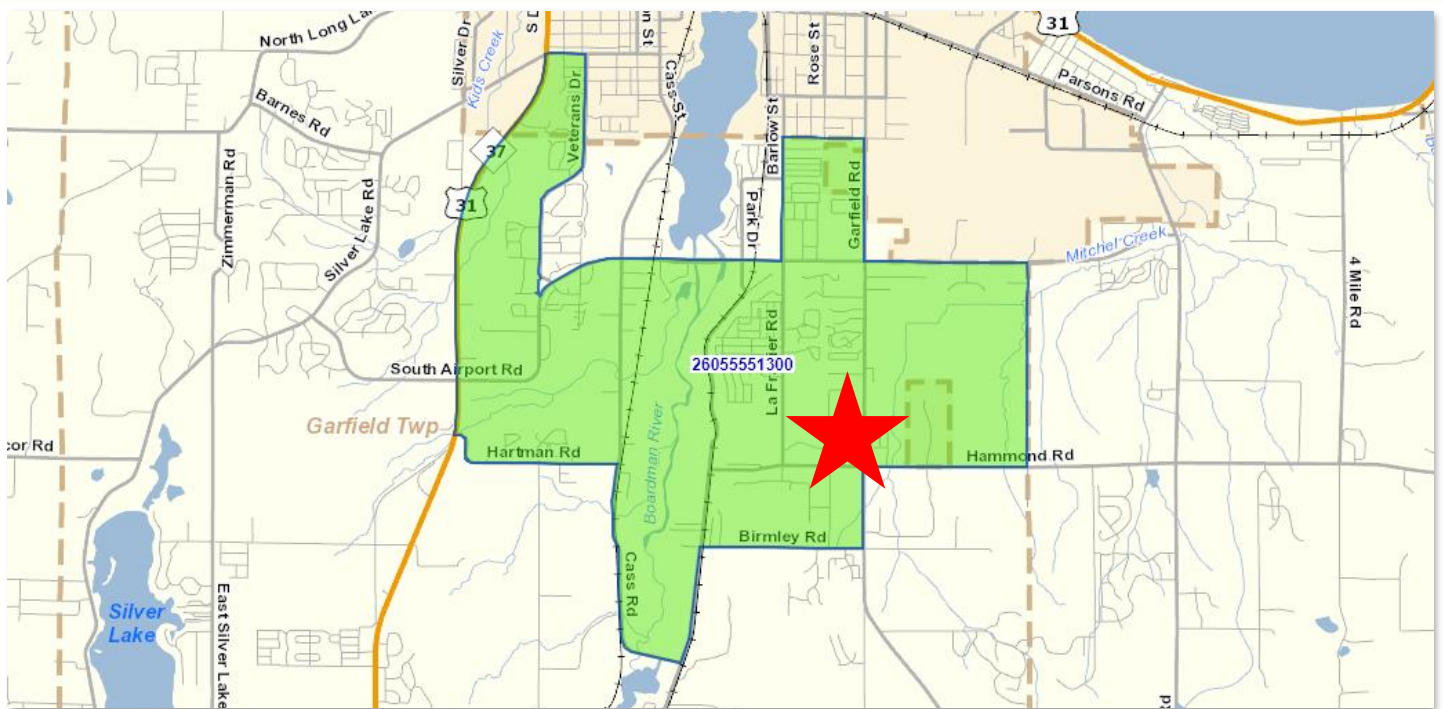


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Floor Plans



Opportunity Zone



Taxpayers who invest in Qualified Opportunity Zone property through a Qualified Opportunity Fund can temporarily defer tax on the amount of eligible gains they invest.

How it works

You can defer tax on eligible gains you invest in a Qualified Opportunity Fund until you have an [inclusion event](#) or by December 31, 2026, whichever is earlier.

Eligible gains include both capital gains and qualified 1231 gains, but only if the gains are:

- Recognized for federal income tax purposes before January 1, 2027
- Not from a transaction with a related person

In general, qualified 1231 gains are gains reported on [Form 4797, Sales of Business Property](#).

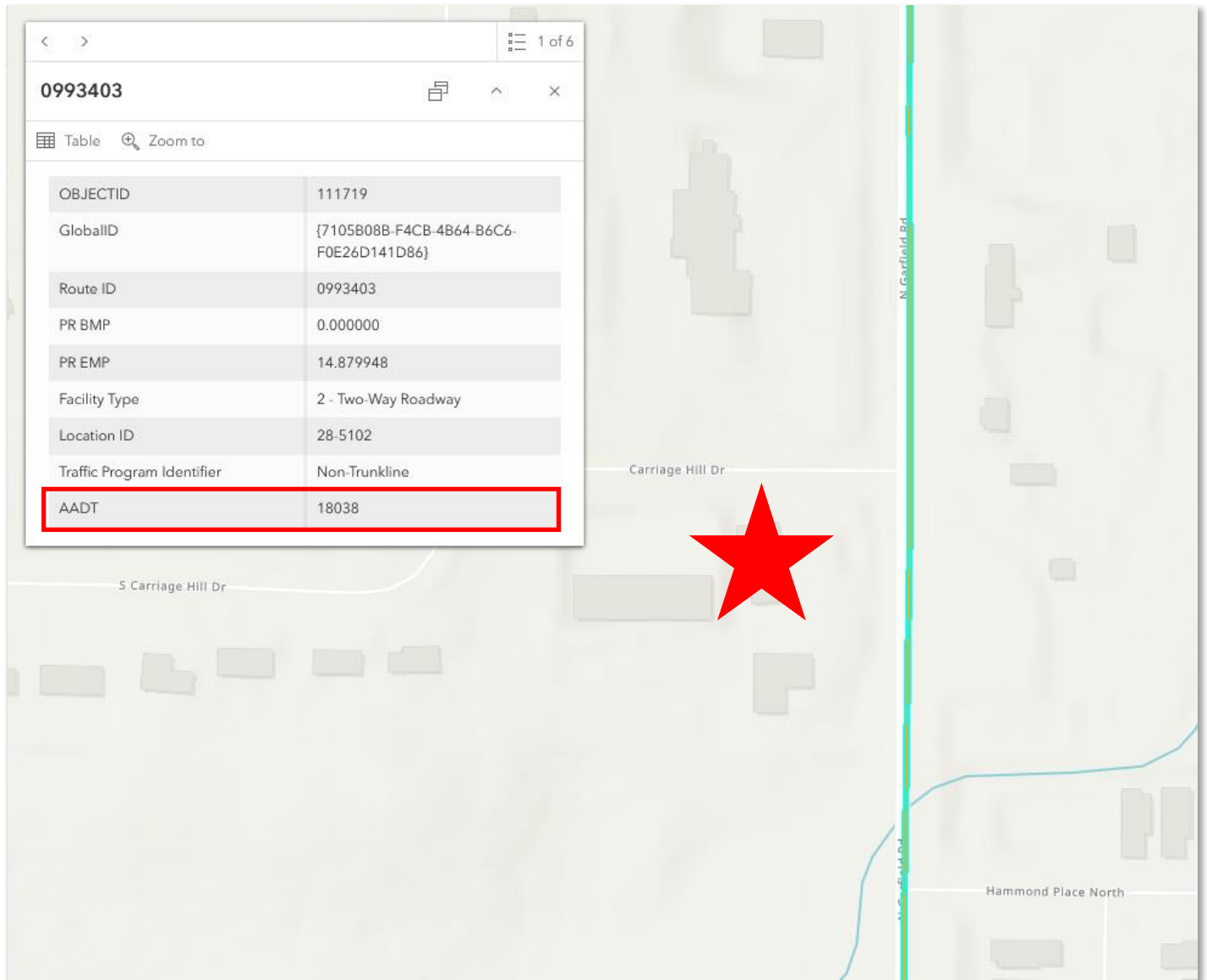
You can transfer property other than cash as an investment in a Qualified Opportunity Fund. However, a transfer of non-cash property may result in only part of the investment being eligible for Opportunity Zone tax benefits (that is, a qualifying investment). Specifically, the amount of gain you defer is limited to the basis of the contributed property, even if you transfer a property with a greater value.

For more information, please visit:

www.irs.gov/credits-deductions/businesses/invest-in-a-qualified-opportunity-fund

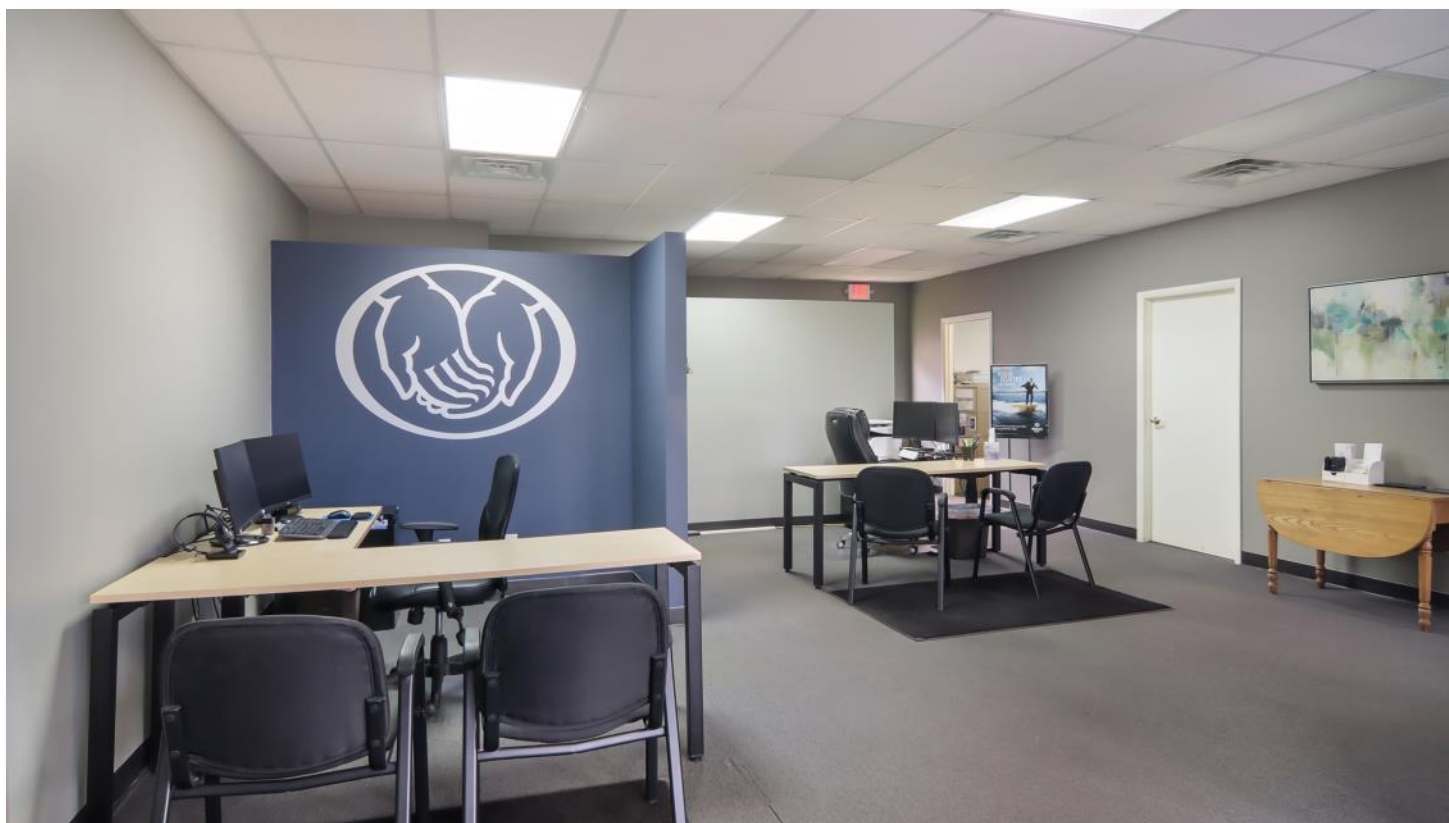
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Annual Average Daily Traffic



2301 N Garfield Rd | Traverse City, MI 49686

Unit A



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Unit B



Unit C

