



1890 E Apple Avenue
Muskegon, MI 49442

OFFERING MEMORANDUM

1890 E APPLE AVENUE
MUSKEGON, MI 49442

EXCLUSIVELY PRESENTED BY:



MANUEL

Broker

Mobile: 1248 207 6307

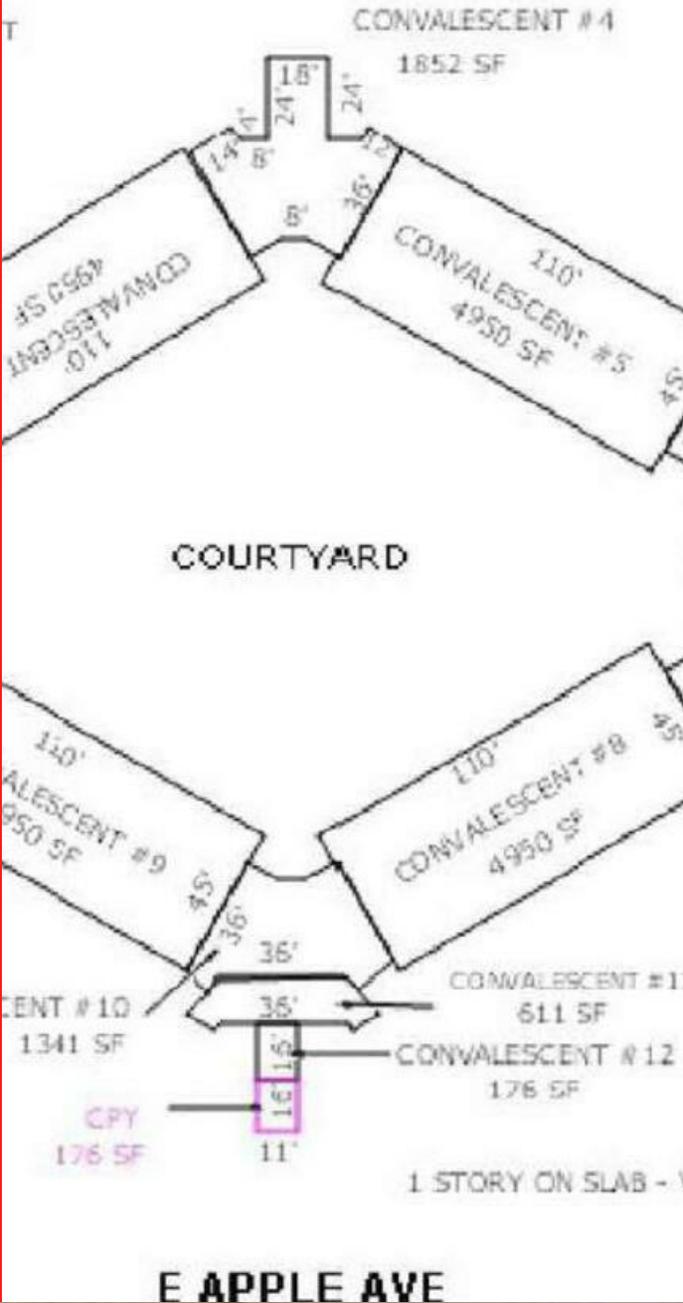
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BROKER

7285 Orchard Lake Rd
West Bloomfield, MI 48322

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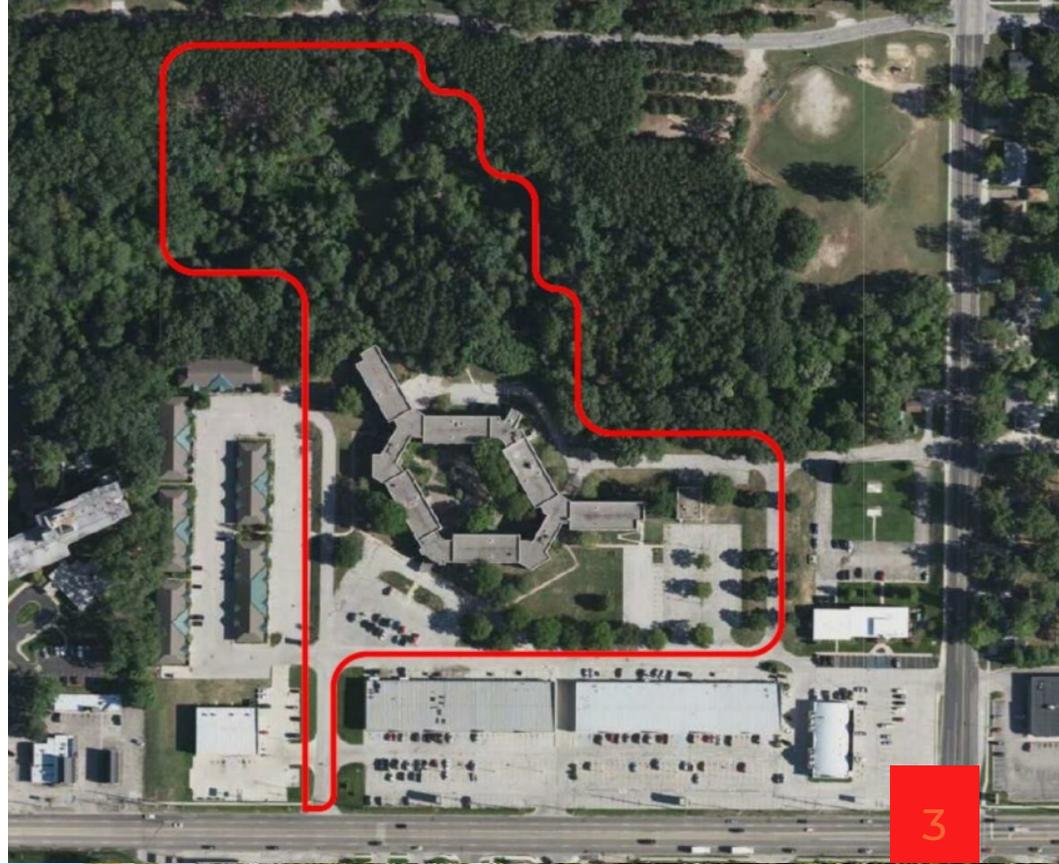
INVESTMENT SUMMARY

Broker is pleased to present the exclusive opportunity to acquire Brookhaven redevelopment comprised of 133,000 sq. ft 120 units ideally located in the heart of Muskegon, MI. With excellent proximity to shopping, entertainment districts and restaurants, this community is an attractive destination for vacations, business trips and urban young professionals making it a unique opportunity for short-and long-term rentals alike.



PROPERTY SUMMARY

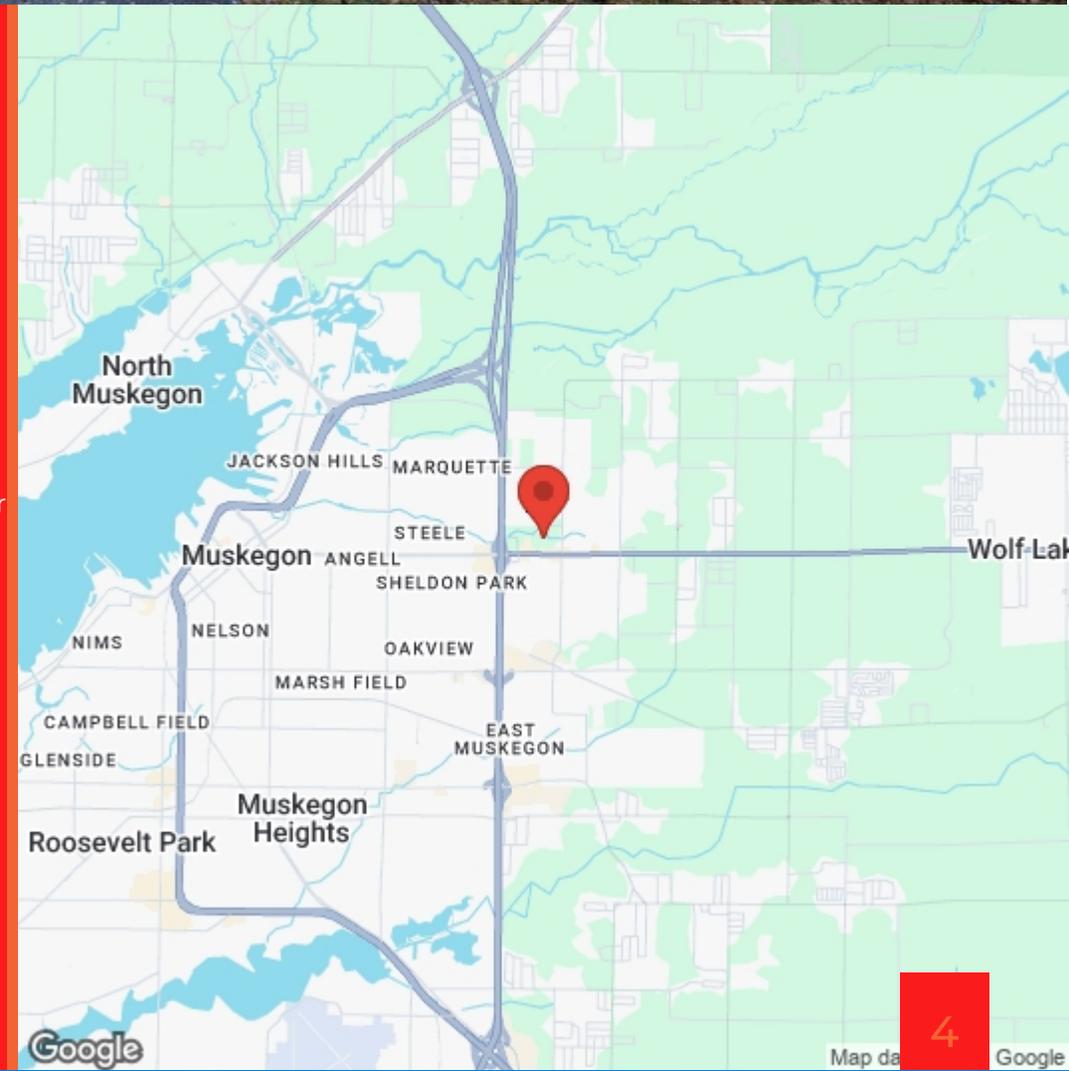
Offering Price	Negotiable
Lot Size (acres)	14.12
Levels	2
Year Built	1968
Subdivision Name	MUSKEGON CHARTER TOWNSHIP
County	Muskegon
Parcel ID / APN	61-10-022-300-0019-00
Parking	260
Corridor	Interior





INVESTMENT HIGHLIGHTS

- Amenity upgrades include 2 parking spaces for each unit and state of the art underground generator.
- The former Brookhaven Medical Care Facility in Muskegon, MI, assisted living facilities provided care to people who require assistance with activities of daily living.
- 1890 E Apple Ave, Muskegon, MI is a 133,000 sq ft former medical care facility on 14.12 acres. Renovated in 2017, this property features 120 beds, 260 parking spaces, and is suited for redevelopment into medical, senior housing, or other uses.





 **Brookhaven**
Medical Care Facility

LOCATION HIGHLIGHTS

- The location at 1890 E Apple Ave, Muskegon, situated in a high-traffic area, provides excellent opportunities for commercial development, retail visibility, and easy access to major transportation routes like US-31. This area benefits from proximity to Muskegon Lake, downtown amenities, and a growing waterfront community, offering a blend of business, dining, and recreational opportunities.





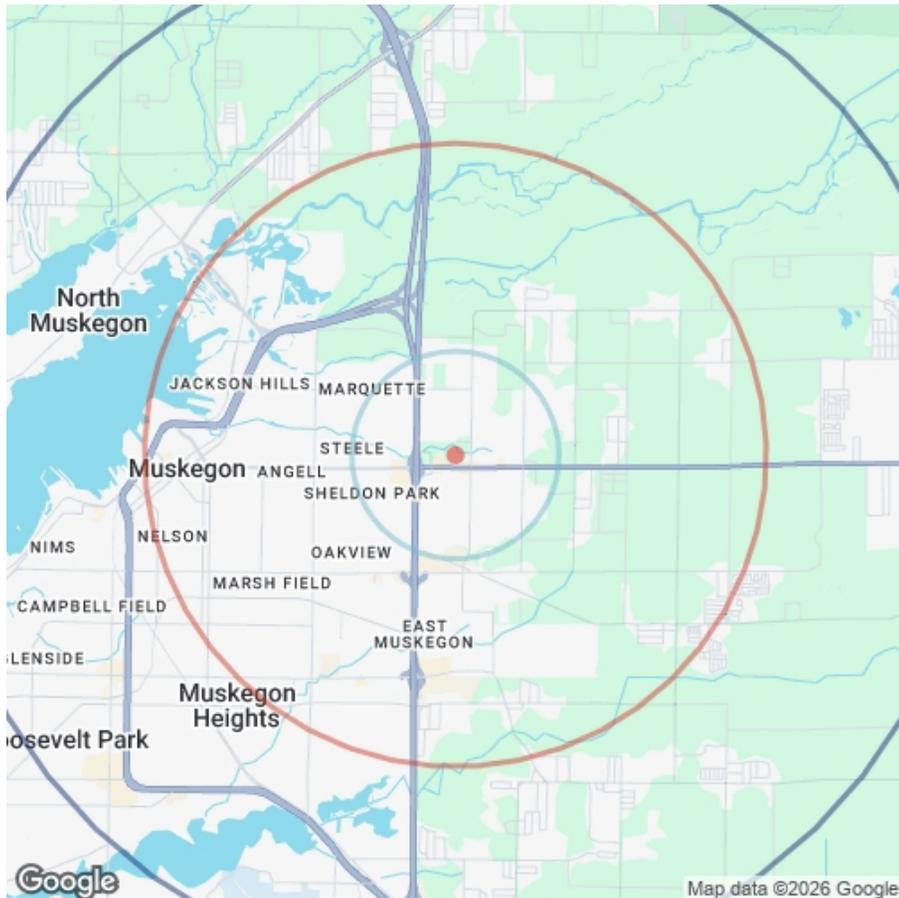
 **Brookhaven**
Medical Care Facility



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,356	47,458	99,288
2010 Population	10,394	45,848	96,261
2025 Population	10,511	44,082	96,862
2030 Population	10,524	44,114	97,117
2025-2030 Growth Rate	0.02 %	0.01 %	0.05 %
2025 Daytime Population	8,796	50,325	98,899

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	671	2,797	5,056
\$15000-24999	786	2,204	3,972
\$25000-34999	336	1,416	2,953
\$35000-49999	698	2,877	6,085
\$50000-74999	837	3,040	7,277
\$75000-99999	610	2,072	5,502
\$100000-149999	611	1,810	5,278
\$150000-199999	121	374	1,480
\$200000 or greater	53	328	1,085
Median HH Income	\$ 46,757	\$ 45,085	\$ 53,557
Average HH Income	\$ 59,011	\$ 58,910	\$ 69,133



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,359	16,459	36,902
2010 Total Households	4,426	15,987	36,208
2025 Total Households	4,723	16,919	38,688
2030 Total Households	4,795	17,173	39,251
2025 Average Household Size	2.17	2.37	2.39
2025 Owner Occupied Housing	2,631	10,102	26,857
2030 Owner Occupied Housing	2,757	10,618	28,025
2025 Renter Occupied Housing	2,092	6,817	11,831
2030 Renter Occupied Housing	2,038	6,555	11,226
2025 Vacant Housing	236	1,460	2,795
2025 Total Housing	4,959	18,379	41,483

CITY OF MUSKEGON

COUNTY MUSKEGON

AREA

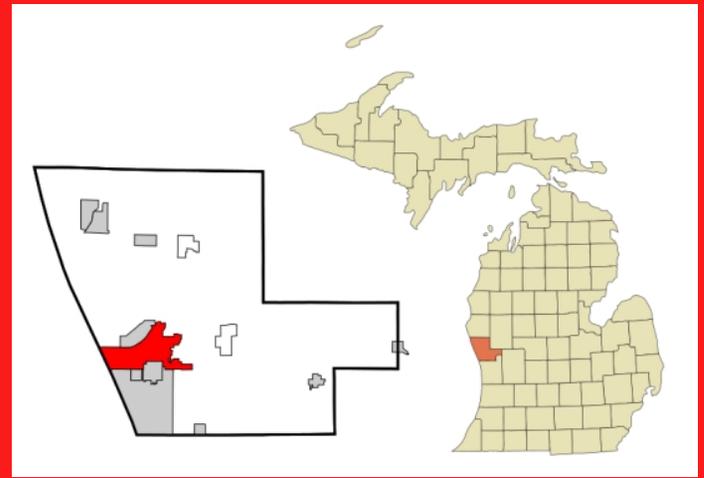
CITY 18.2 SQ MI
LAND 14.1 SQ MI
WATER 4 SQ MI
ELEVATION 617 FT

POPULATION



ABOUT MUSKEGON

Muskegon (mə-SKEE-gən) is a city in and the county seat of Muskegon County, Michigan, United States. Situated around a harbor of Lake Michigan, Muskegon is known for fishing, sailing regattas, and boating. It is the most populous city along Lake Michigan's eastern shore.



CONFIDENTIALITY STATEMENT

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE BROKER ADVISOR FOR MORE DETAILS.**

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