



333 W Grandview Pkwy, Ste 203 | Traverse City, MI 4968

<b>SALE PRICE:</b>	\$681,000
<b>LOT SIZE:</b>	1.65 ACRES
<b>BUILDING SIZE:</b>	1,947 SF
<b>YEAR BUILT:</b>	2002
<b>RENOVATED:</b>	2017
<b>ZONING:</b>	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 1947SF. 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

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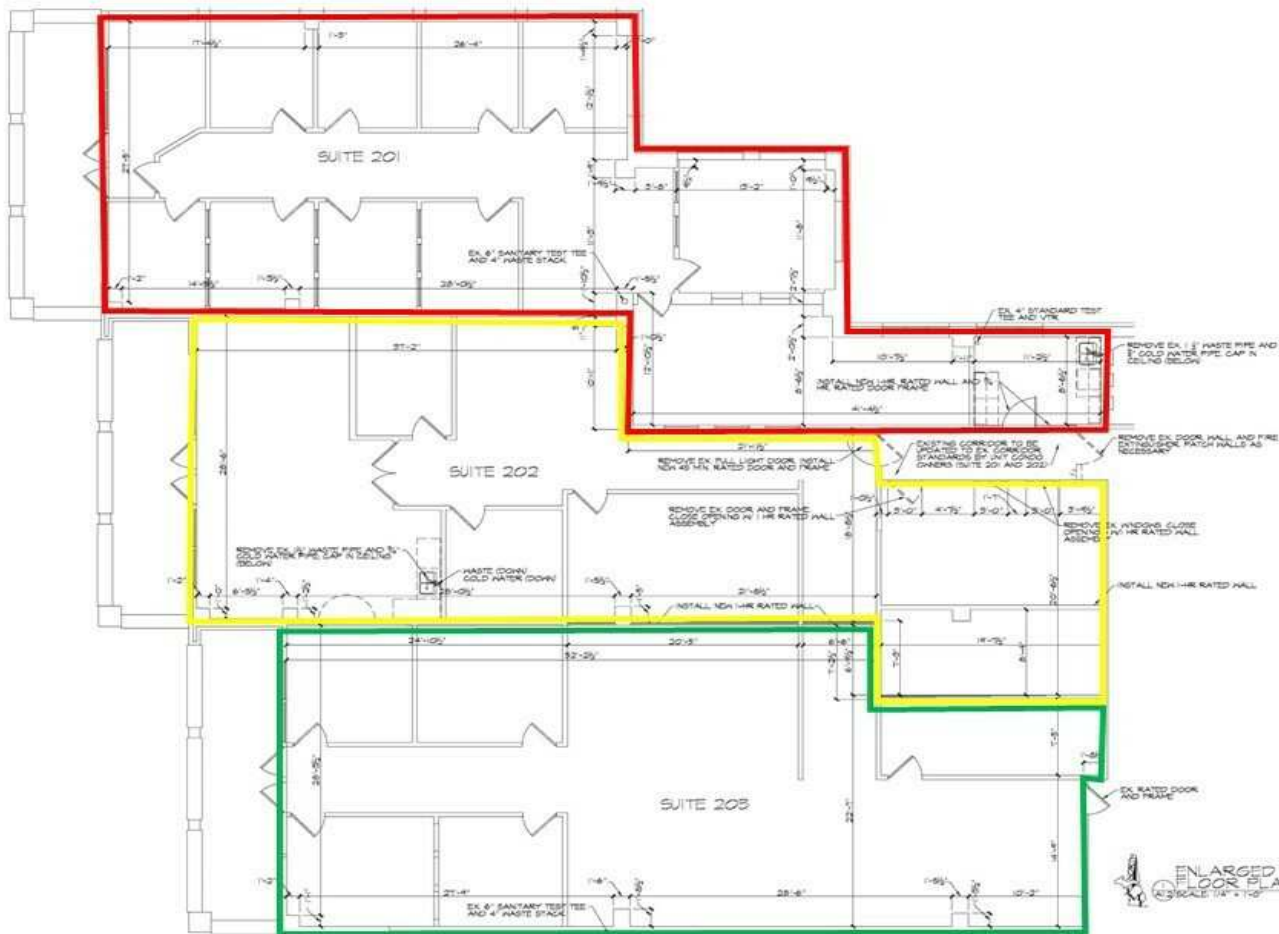


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ENLARGED FLOOR PLAN  
 HARBOR VIEA CENTRE

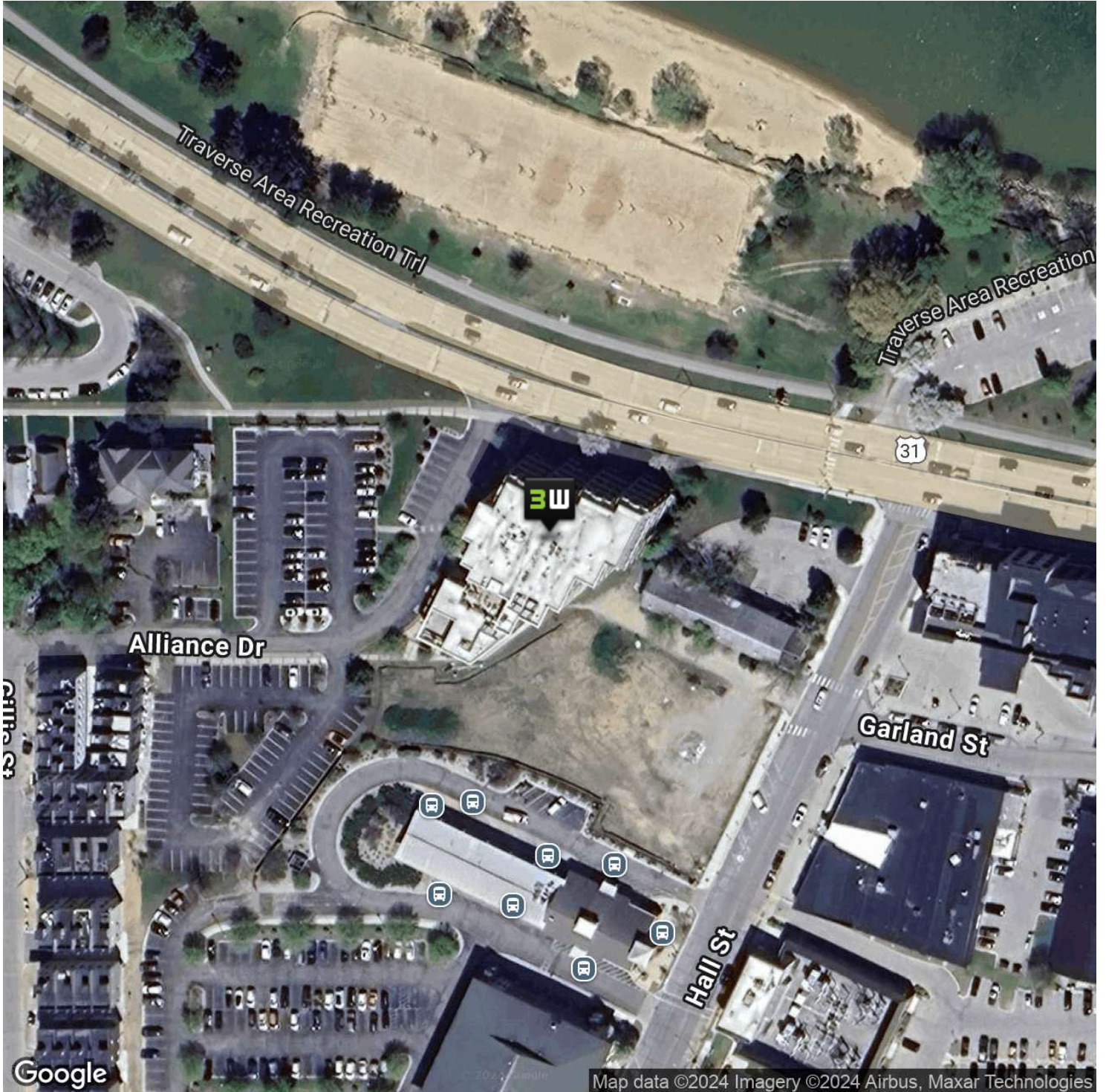
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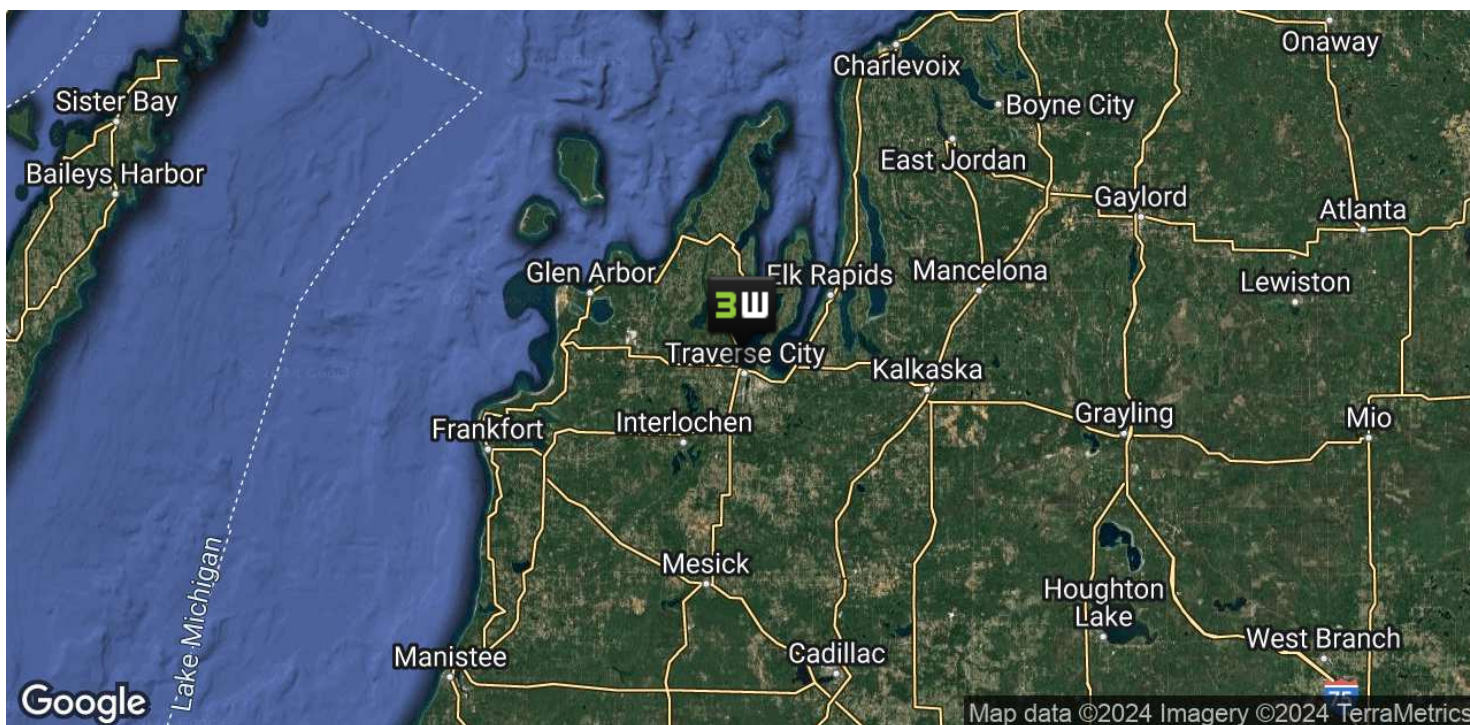
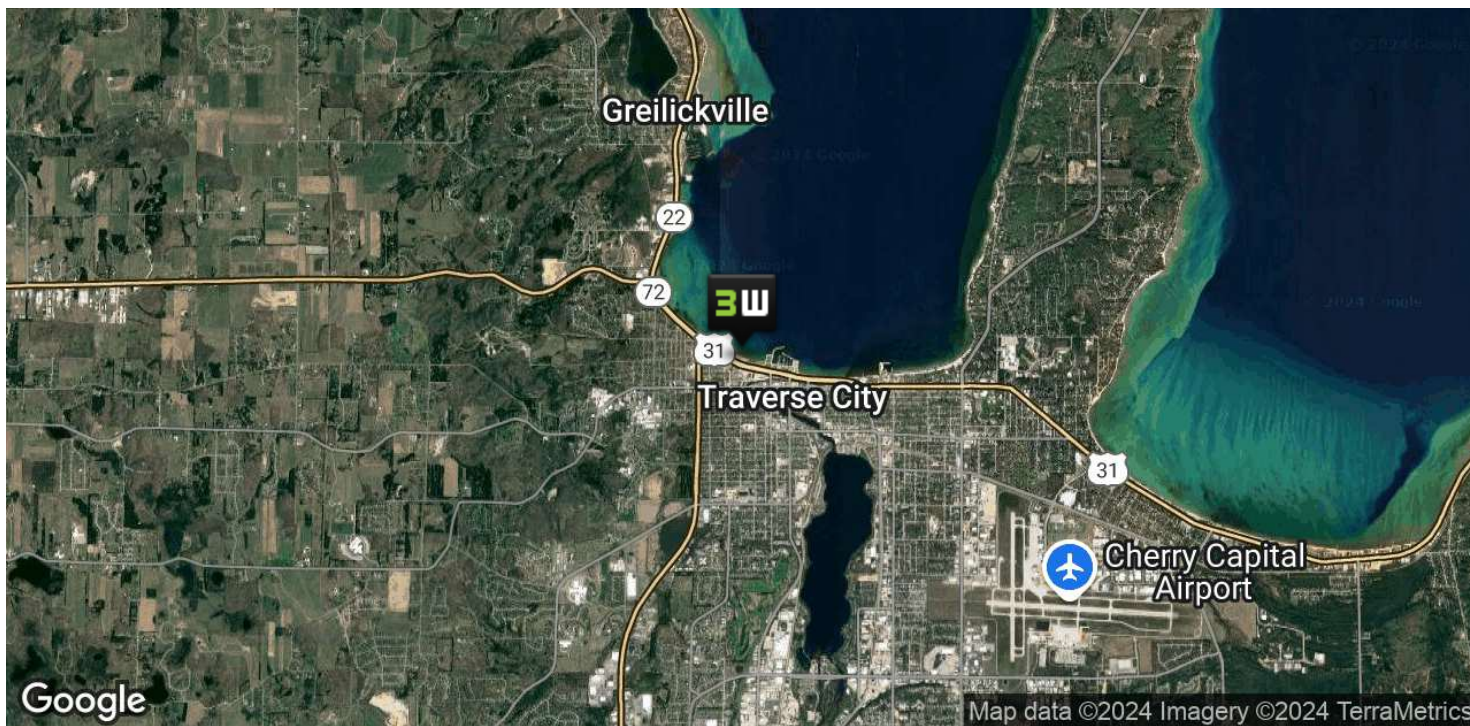
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### POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	39,962	78,773	107,342
Average Age	44.1	43.8	44.5
Average Age (Male)	41.5	42.2	43.1
Average Age (Female)	47.1	45.8	46.3

### HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	19,778	37,601	53,126
# of Persons per HH	2.0	2.1	2.0
Average HH Income	\$72,598	\$74,124	\$71,966
Average House Value	\$266,467	\$259,720	\$262,131

2020 American Community Survey (ACS)

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