

REALTOR Professional Report



Select



19 Storage Barn Development

Commercial
For Sale
Waterfront: No
Current Zoning:
Dimensions: na
Business Name: JELN Development, LLC
County: Grand Traverse
Township: Traverse City
Sec # 7

List Price: \$155,000
Lease Price/SQFT:
Lease Price/Month:
Apx Total Fin SQFT 1250
Sub:
Lot#:
Apx Yr Blt: 2025
Remodeled:
Apx # Acres: 0.00
Owner: JELN Development, LLC
Vacant:

New **2409 N Aero Park Court** Unit #: **17**

Traverse City **49686**

BUSINESS TYPE: Storage Condo

TAX ID #: 28-51-851-049-00

LOCATION: Industrial Park

CONSTRUCTION: Other, Under Construction

BASEMENT: Slab

ROOF: Metal

FLOORING:

LICENSES: None

EXTRAS: Overhead Door(s), 16ft Ceiling Height

HEAT/COOLING: Natural Gas
None

WATER: Municipal Water

WASTE: Municipal

ZONING: Industrial

ROAD: Public Maintained, Blacktop

FINANCING: Commercial Loan, Cash

POSSESSION: At Closing, Other

INCL IN RENT: None

Fixtrs/Equip Value
 Assn Dues **\$500.00**
 Rental Exp
 Rental Inc

Gross Sales
 Ins Exp (Annual)
 Heat Exp (Annual)
 Electric Exp (Annual)

Restrooms
 Renewable
 Inv Value

Parking Spaces **2**
 Full Time Employees
 Business Incl **No**
 Inventory Incl **No**
 Real Estate Incl

Agent Only Remarks

Please write all offers from the Purchasers Information Booklet. Finished bathroom and heater can be added for \$15,000.

Public Remarks

Prime Traverse City Storage Location! Brand new, 19-unit Storage Barn development on Aero Park Ct. This specific unit offers 1,250 square feet of secure space with a 14' x 14' overhead door. Built with durable steel pole barn construction, fully insulated and plumbed for a future bathroom. There are two units within building C that are 40'x40'. All other units in this development are 25'x50'. Purchasers may acquire multiple units without interior partitions if purchased before those units are finished. All necessary purchase information and offer documents are available in the Purchasers Information Booklet (See 'D' for documents). Building process is to complete each building in Alphabetical order A-E. Please write all offers from the Purchasers Information Booklet. Finished bathroom and heater can be added for \$15,000.

Directions

Located on North side of N Aero Park Court, just east of the intersection with Aero Park Drive.

List Offic - Ofc Nm Ph **Century 21 Northland - 231-929-7900**
 List Agent - Agt Nm Ph **Sean Kickbush - Home: 231-620-4703**
 List Agent - E-mail **skickbush@gmail.com**
 ListTeam - TeamNmPh

List Ofc 2 - Ofc Nm Ph **Century 21 Northland - 231-929-7900**
 List Agt 2 - Agt Nm Ph **Michael Harrison - Cell: 231-633-2549**
 List Agt 2 - E-mail **michael.harrison@c21northland.com**

Sell Ofc 1 - Ofc Nm Ph
 Sell Agt 1 - Agt Nm Ph
 Sell Agt 1 - E-mail

Exclusive Right to Sell
 Dual MLS #
 Sign **Yes**

Sold Price
 Terms
 Concession
 Amount
 Closed
 List Date **12/5/2025**
 DOM **0**