

The Traverse Victorian Hotel | Offering Memorandum
Traverse City, MI



HOME WATERS
— COMMERCIAL —

697 Hannah Ave. Ste. B
Traverse City, MI 49686

Overview

Address	461 Munson Avenue Traverse City, MI 49686
Tax ID	51-754-003-00
Price	\$8,900,000
Year Built	1995
Square Footage	32,711
Lot Size	1.87 acres
Lot Dimensions	Irregular
Rooms	Developed as 70 units. Currently 63.
Parking Lot	70 Spaces
Year Remodeled	2013
Year Updated	2023
2022 SEV	\$1,754,300
Legal Description	LOTS 2 THRU 5 INCL & LOTS 24 THRU 31 INCL & VACATED ALLEY TO N OF LOTS 2- 5 KEZIS MOKESA ADD

Rare opportunity in downtown Traverse city, with commercial HR zoning, a large 63 unit building and a large property - a block from the public beach! This property was developed as a hotel, operated as senior living for many years, and is now ready for a new owner to create apartments, condos, or to create something all their own. With a large commercial kitchen, huge dining room, many common lounges, on-site commercial laundry, a lovely back patio, expansive grounds and nicely outfitted units, this property has many things going well! There is potential to easily add up to seven additional units within the current building, and the property and building size could allow for added amenities too. This is an exciting property - bring your creativity!



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