



## 622 WEST KALAMAZOO AVENUE KALAMAZOO, MICHIGAN

622 Kalamazoo Avenue is a 20,549 SF brick commercial building, which sits just one block to the West of Kalamazoo's Central Business District. The building sits on a ~.7-acre lot, within the Stewart Neighborhood, and features on-site parking.

The original 7,833 SF church structure features a large lobby/entryway, men/women restrooms, multiple offices, a mezzanine level, with kitchenette, and large sanctuary. The 12,716 SF, fully sprinkled, two-story rear addition (built in 1995) added ADA compliant features such as: elevator, additional restrooms, basketball court sized gymnasium, commercial kitchen, and large/medium meeting spaces/ additional offices.



### AGENT INFORMATION

#### Andrew Gyorkos

Andrew@KalamazooCRE.com  
269-760-5201

#### T.J. Ward

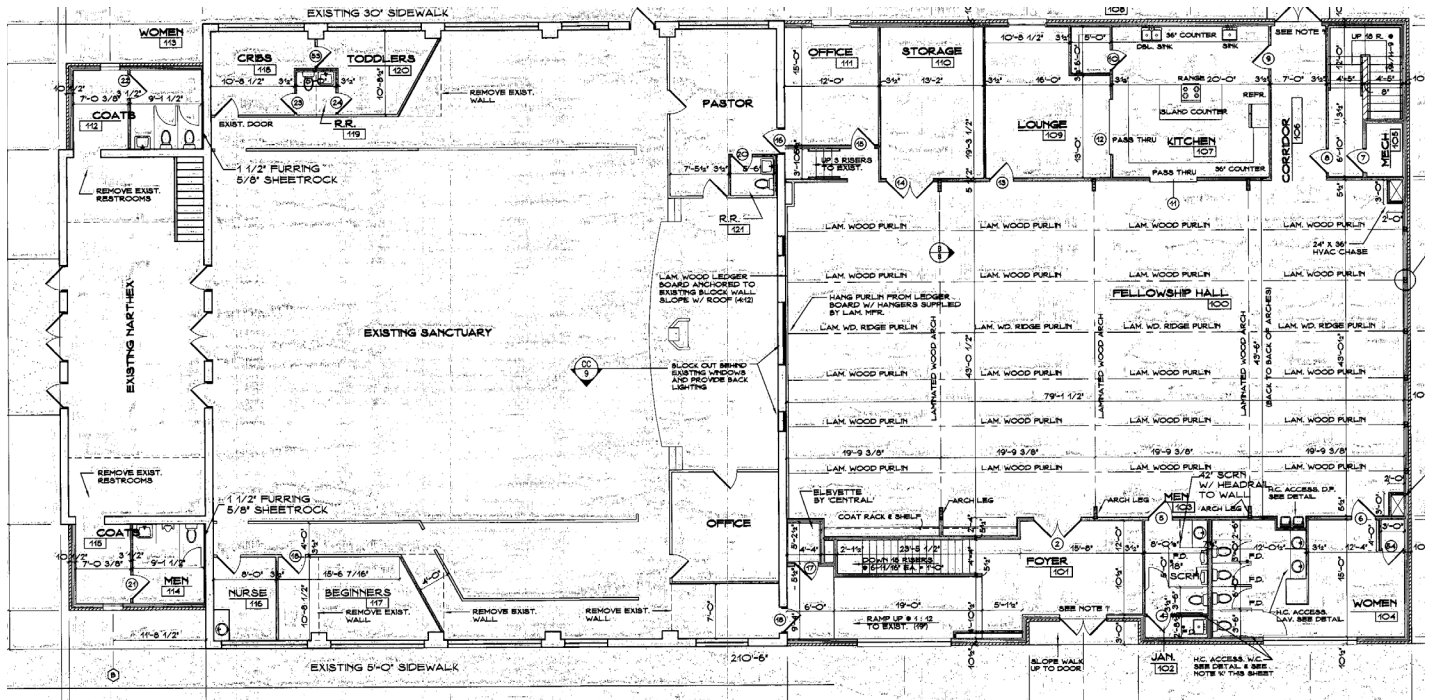
TJ@KalamazooCRE.com  
269-569-4289

#### Office:

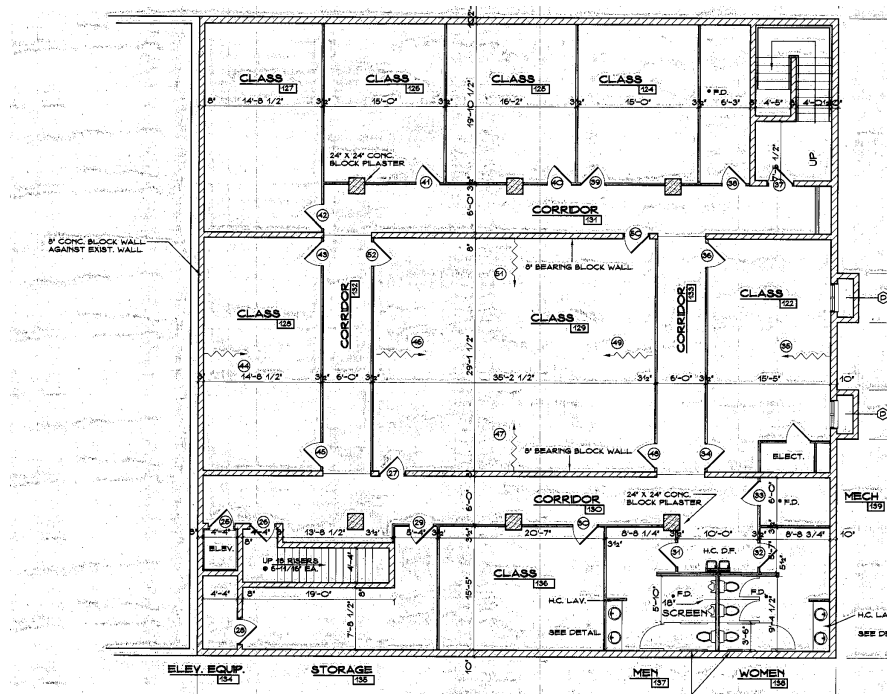
269-888-2755  
501 West Willard Street  
Kalamazoo, MI 49007  
www.KalamazooCRE.com



## FIRST FLOOR DRAWING



## LOWER LEVEL DRAWING



Full set of plans available upon request.

**The BUILDING**

<b>Building Size:</b>	20,549 SF
<b>Property Size:</b>	0.56 Acres
<b>Year Built:</b>	1938/1995
<b>Restrooms:</b>	Yes; Common Areas
<b>Flooring:</b>	Carpet, Vinyl
<b>Parking:</b>	Street; On-Site, Other Private Overflow Available
<b>Number of Stories:</b>	Two (2); Main Floor, 2nd Floor -Small Space, Two (2) Basement Areas
<b>Roof:</b>	Composite Shingle, Other
<b>Elevator:</b>	One (1) Passenger
<b>Power:</b>	Ample

**The PROPERTY**

<b>Location:</b>	622 West Kalamazoo Avenue
<b>City, State:</b>	Kalamazoo, Michigan
<b>Zoning:</b>	City of Kalamazoo; RD-19
<b>Parcel Number:</b>	106-16-432-001

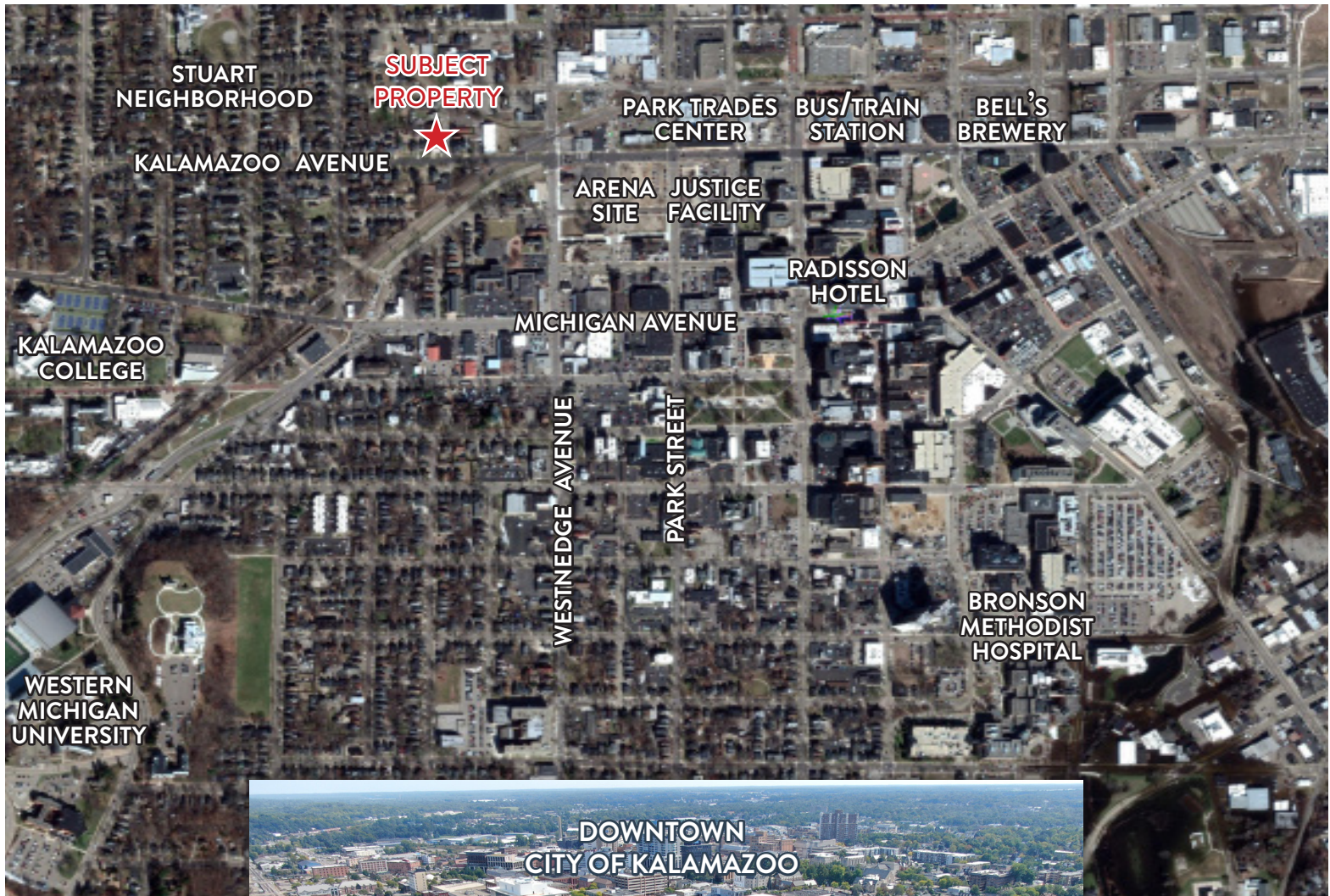
**The AREA - Demographic Highlights (2023 Projection)**

<b>Population:</b>	88,121
<b>Median Age:</b>	37.23
<b>Average HH Income:</b>	\$40,418.89
<b>Average Daily Traffic:</b>	8,212 AADT



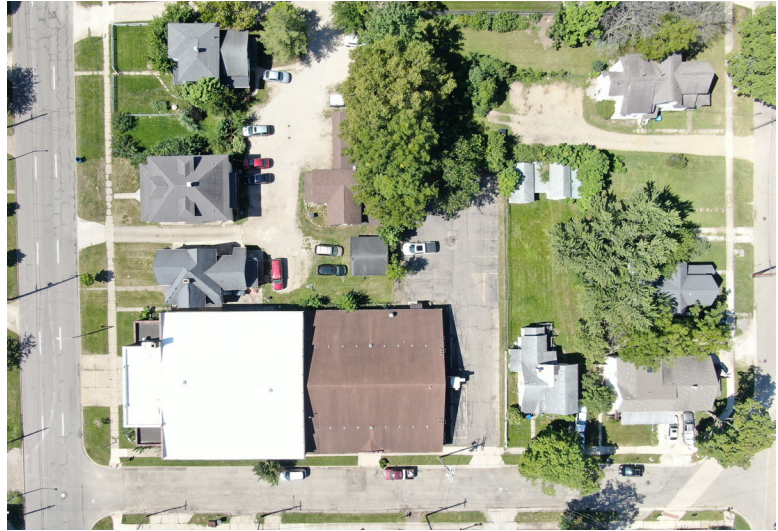
**FOR LEASE**

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