



Traverse City, MI 49684

<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 1947 SF. 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

## 333 W Grandview Pkwy, Ste 202



KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // [kendres@threewest.com](mailto:kendres@threewest.com)

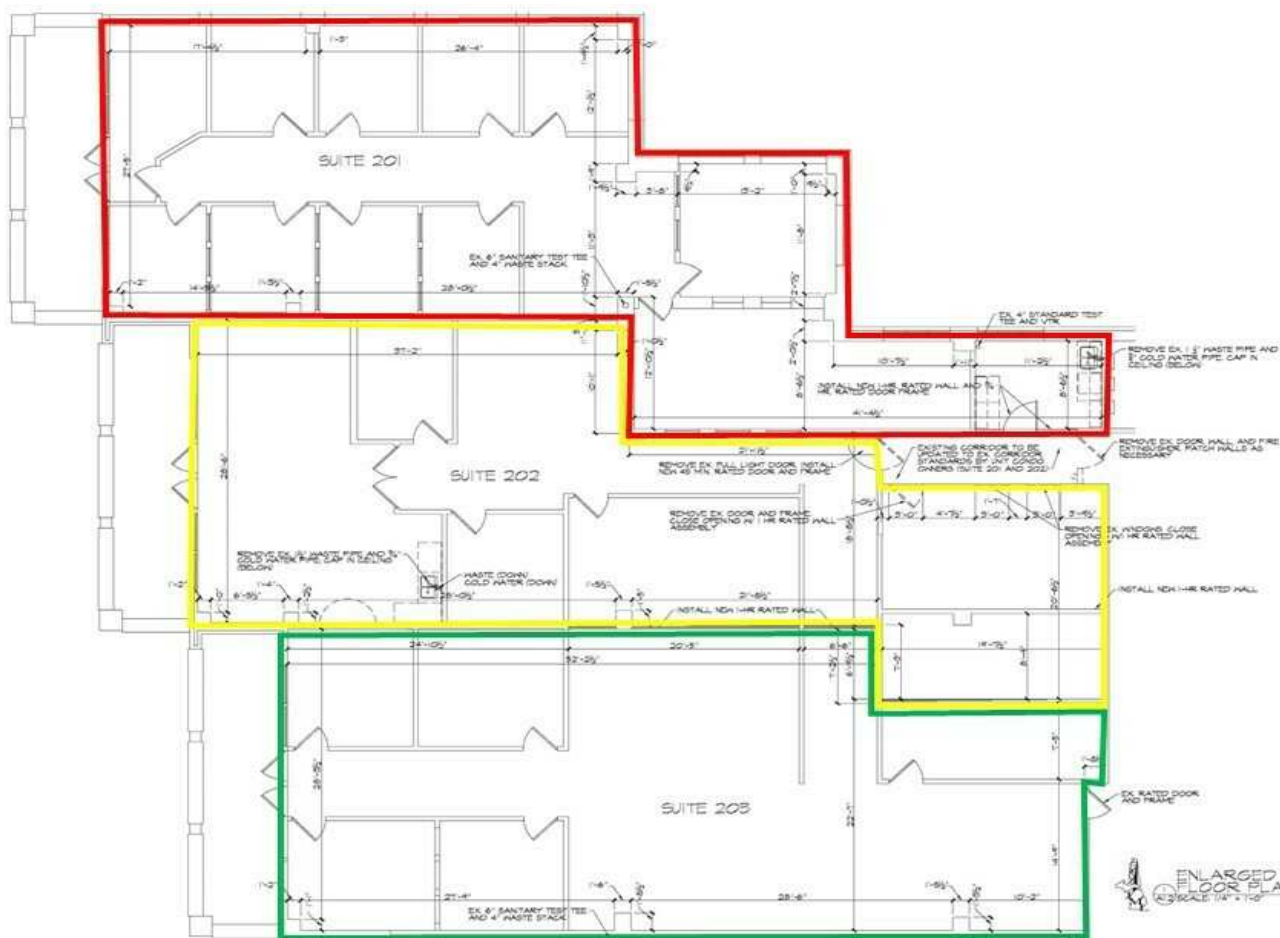


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 TEL: 612.338.8888 FAX: 612.338.8889  
 www.jaldesign.com

DATE: 08/14/14  
 DRAWN: JAL  
 CHECKED: JAL  
 PROJECT: 333 W GRANDVIEW PKWY, STE 202, MINNEAPOLIS, MN

ENLARGED FLOOR PLAN  
 HARBOR VIEA CENTRE

1/8" = 1'-0"

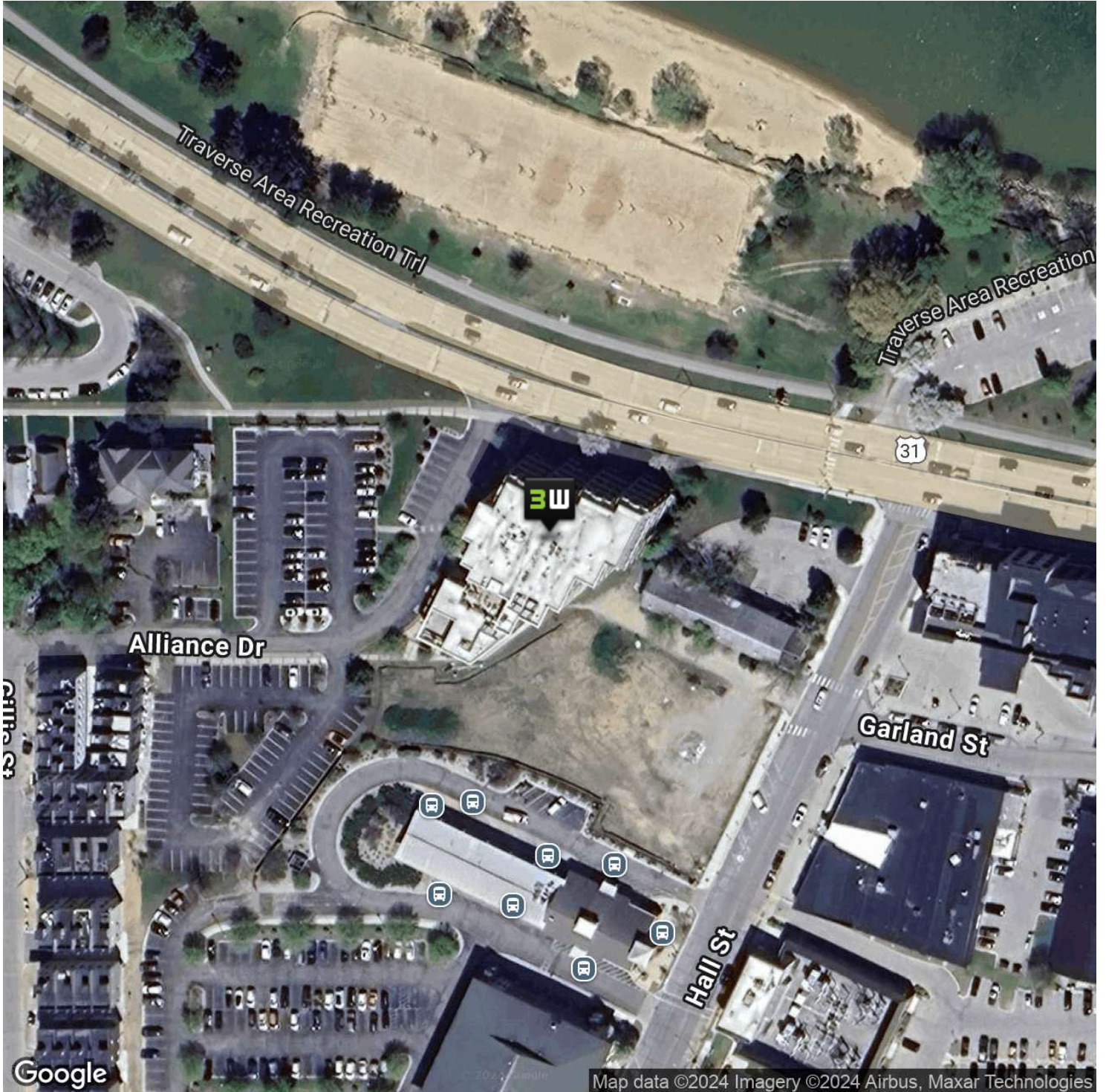
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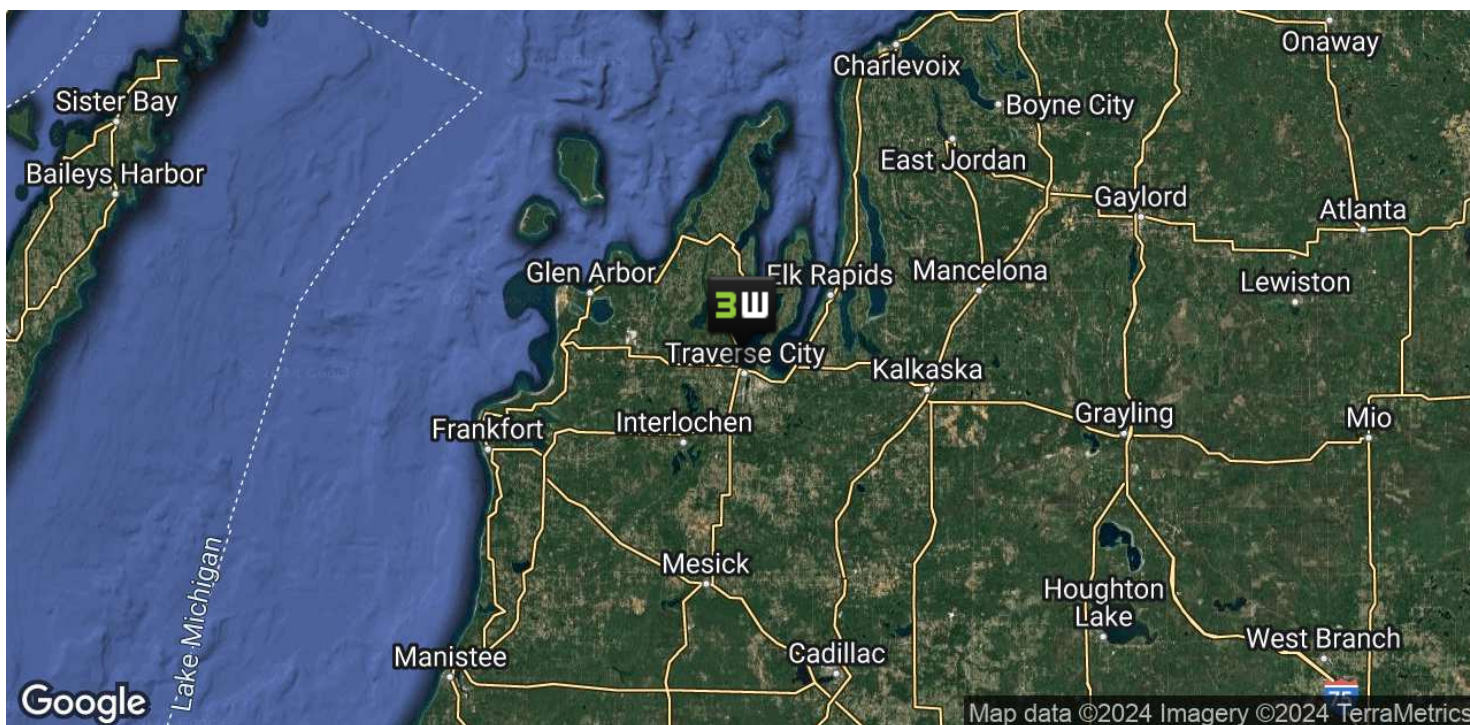
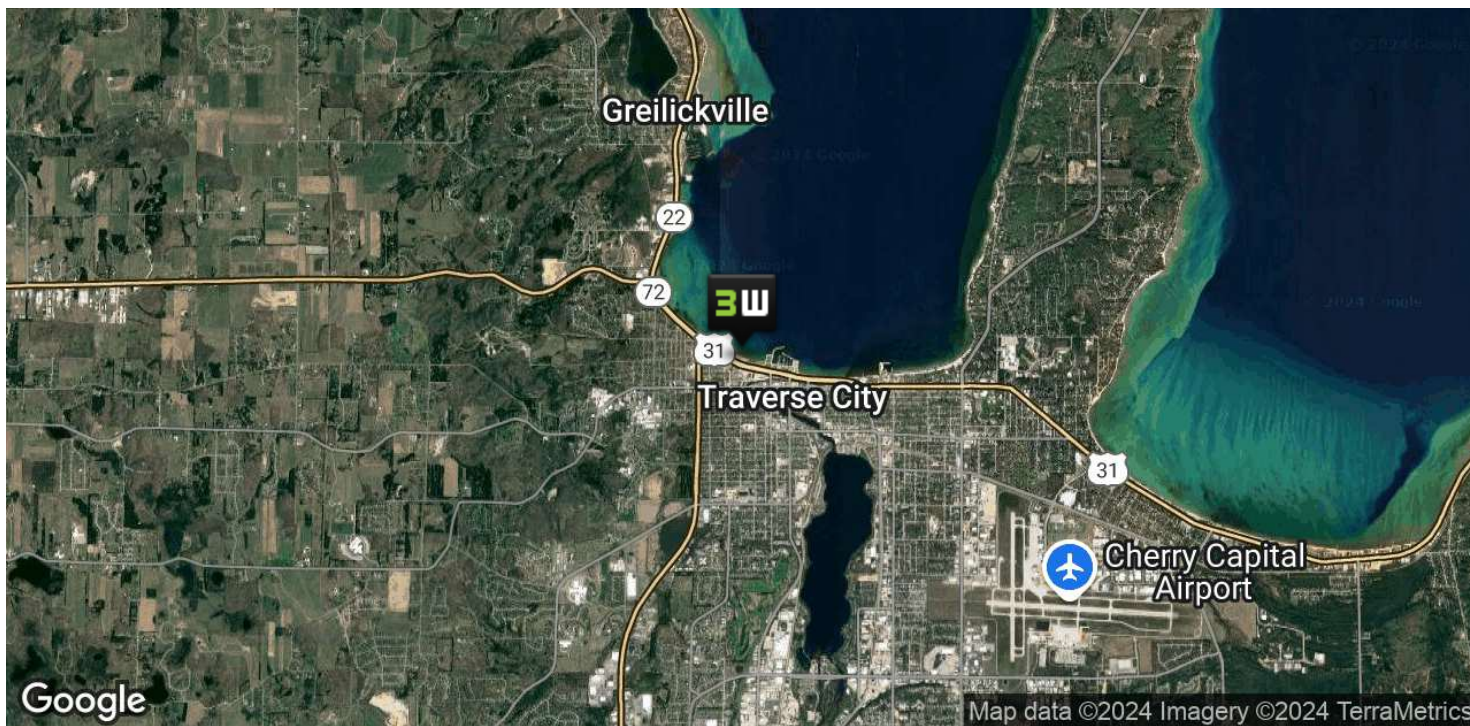
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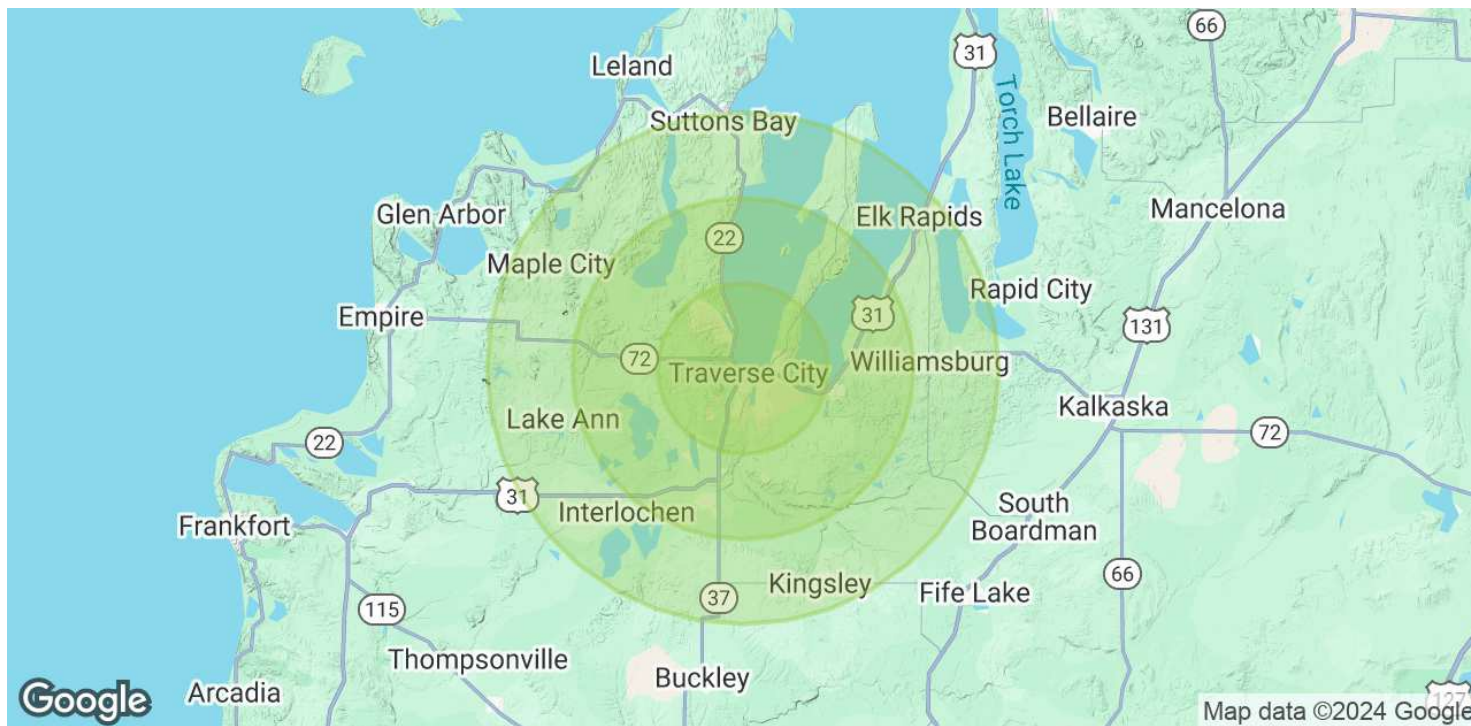


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<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	44,566	89,370	114,831
Average Age	45	44	45
Average Age (Male)	43	43	43
Average Age (Female)	47	45	46

<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Households	20,536	38,259	48,649
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$86,836	\$91,161	\$92,690
Average House Value	\$421,477	\$418,723	\$421,098

Demographics data derived from AlphaMap

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