



Office | For Sale / Lease | 3,740 SF

Prime US-12 Office Building Sale or Lease Opportunity

127 W Chicago Road
Sturgis, MI 49091

Overview

Located along the US-12 corridor in downtown Sturgis, this well-maintained two-story office building offers excellent visibility and convenient access with free public parking directly behind the property. The 3,740 SF building features a functional office layout with more than 13 private offices including two executive offices, large conference room, reception area, waiting room, and breakroom. Tall ceilings, large windows, and solid brick construction provide a professional environment suitable for a variety of users who want to join the downtown district.

Lease Price	\$14.95/SF Modified	Sale Price	\$225,000
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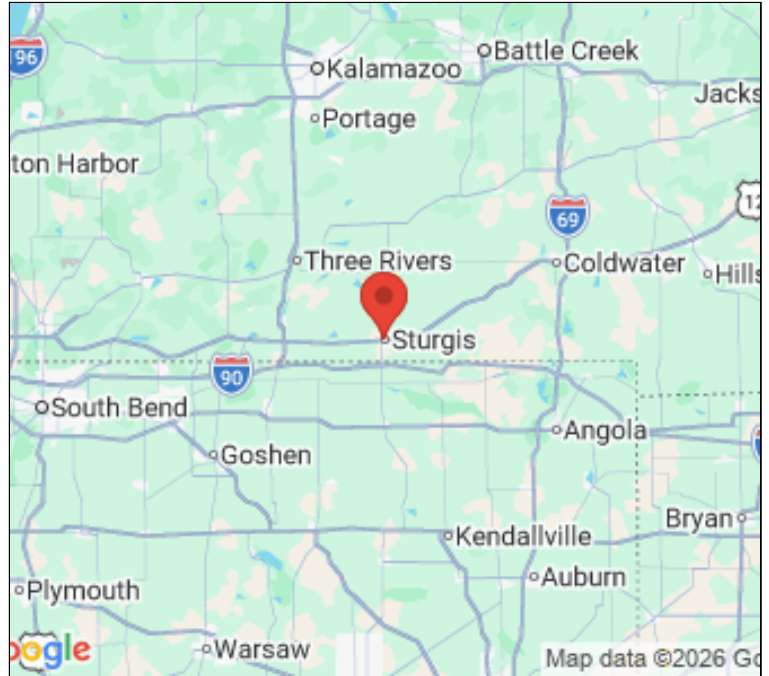




PROPERTY FEATURES



County:	St Joseph
Municipality:	City of Sturgis
Office SF:	3,740 SF
Building Levels:	2 Levels
Zoning Code / Description:	B-C / Central Business
Between Streets:	US-12 & M-66
Exterior:	Brick / Stone
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking Type:	Public
# of Restrooms:	3
Air Conditioning:	Central Air
Utilities Available:	All Public Utilities



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INTERIOR PHOTOS



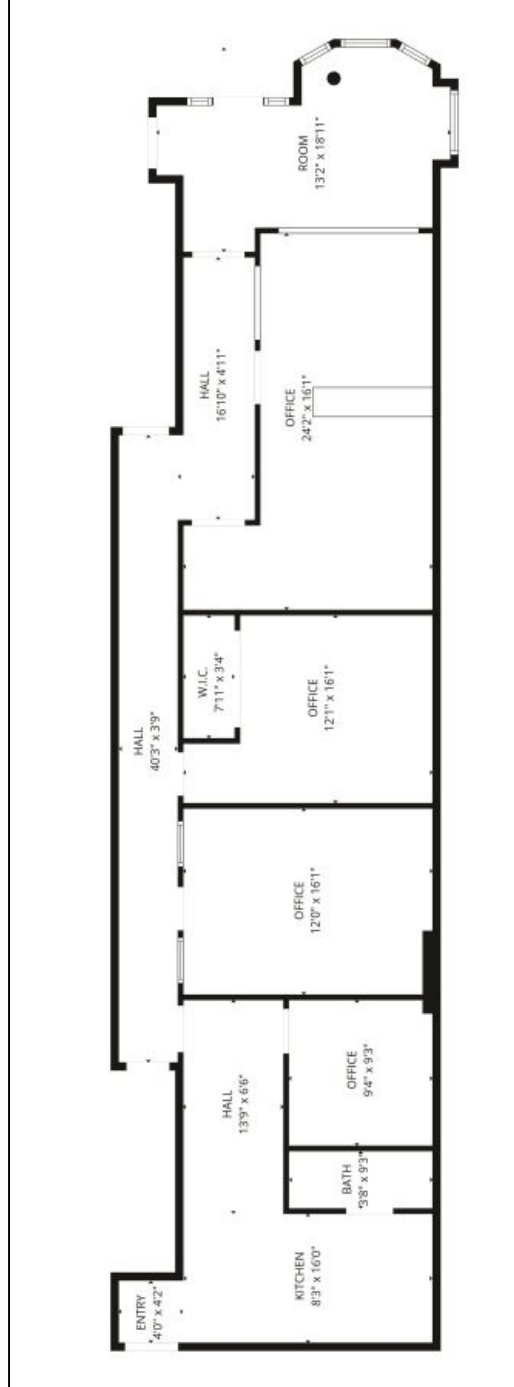
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FLOOR PLAN - 1ST FLOOR



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FLOOR PLAN - 2ND FLOOR



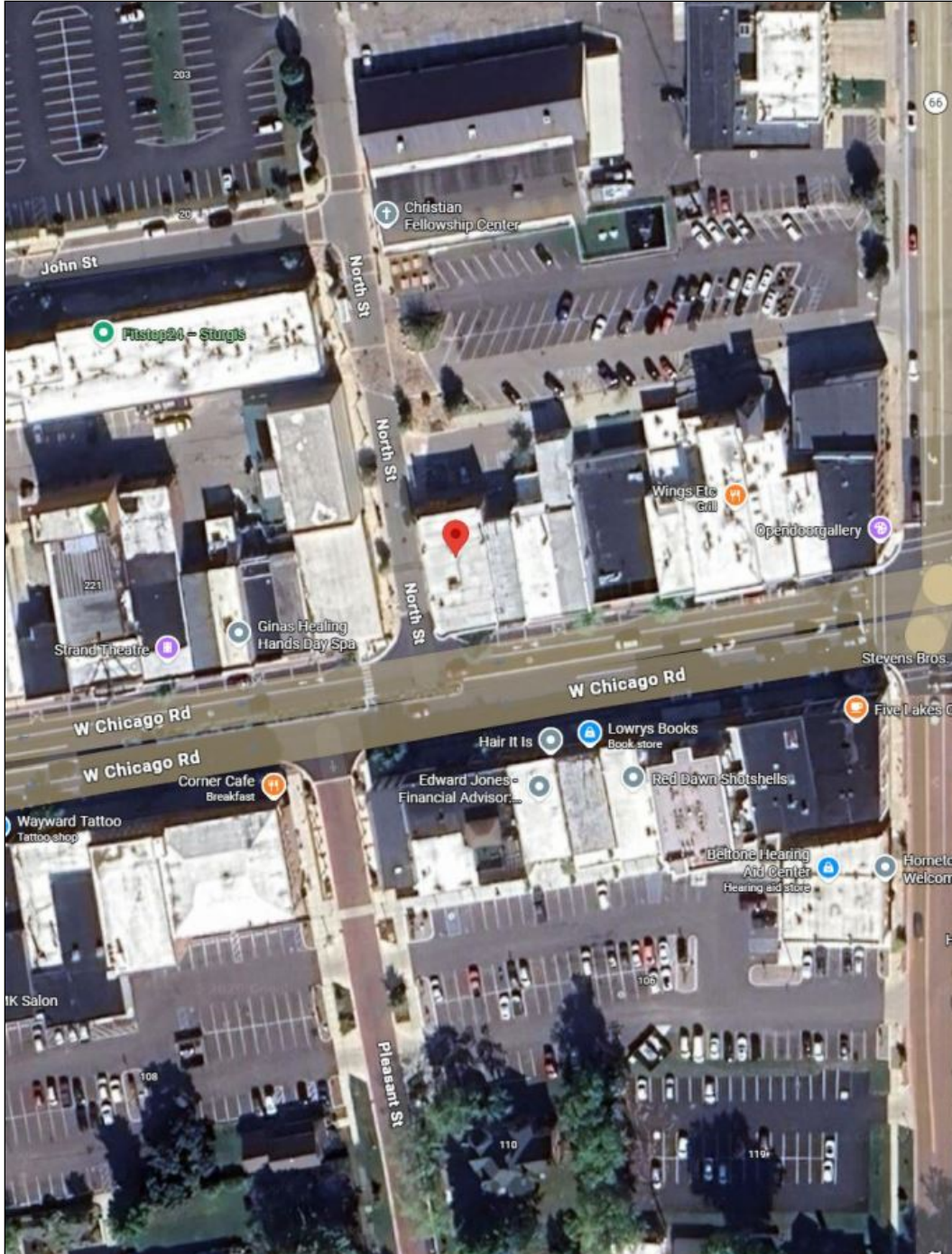
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AERIAL PHOTO



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