





25,000 VPD | I 69

210 Unit Multi-Family Complex Built 2017



Site



20,200 VPD | E Chicago St



**Marcus & Millichap**  
PEREZ-GARAVAGLIA GROUP

[www.marcusmillichap.com](http://www.marcusmillichap.com)

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MI BROKER OF RECORD: PAUL KERBER | LIC #6502130236

# ONLINE AUCTION

**R MARKETPLACE**

**AUCTION DATES: DECEMBER 8-10, 2025**

**[CLICK TO VIEW AUCTION WEBSITE](#)**

## **THE OFFERING PROCESS**

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

## **DUE DILIGENCE**

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

## **BUYER QUALIFICATION**

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

## **AUCTION DATE**

The Auction end date is set for December 8-10, 2025

## **ABSOLUTE AUCTION**

This will be an absolute auction without a reserve or minimum sale price, guaranteeing a sale to the highest bidder. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://rimarketplace.com/faq>).

## **CLOSING**

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.



# INVESTMENT HIGHLIGHTS

- 20,000+ VPD On E. Chicago St
- Situated Between Home Depot & Meijer
- Large Site Provides Flexibility: Could Develop Multi-Tenant Strip, Junior Box, Self Storage, Etc

835 E. Chicago St, Coldwater, MI 49036

**Starting Bid \$1**

No Reserve Auction

**~6.3**

Acres

**Auction December 8-10**

















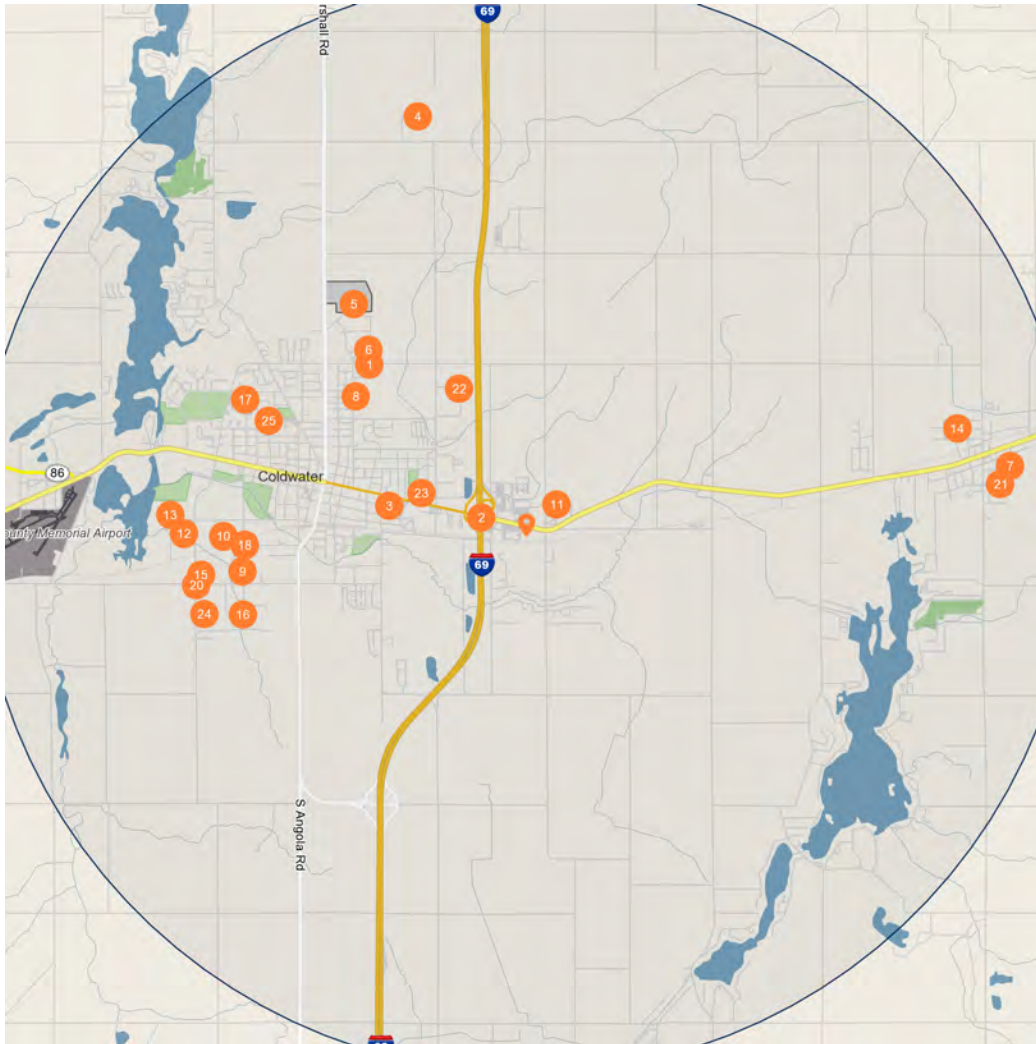




POPULATION	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Population	815	13,277	20,953
<b>2022 Estimate</b>			
Total Population	805	13,435	21,071
<b>2010 Census</b>			
Total Population	786	14,617	22,179
<b>2000 Census</b>			
Total Population	787	13,698	21,775
<b>Daytime Population</b>			
2022 Estimate	1,357	16,325	22,236
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Households	351	4,784	7,942
<b>2022 Estimate</b>			
Total Households	343	4,752	7,873
Average (Mean) Household Size	2.5	2.5	2.4
<b>2010 Census</b>			
Total Households	323	4,608	7,604
<b>2000 Census</b>			
Total Households	284	4,538	7,486

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2022 Estimate</b>			
\$250,000 or More	2.9%	0.9%	1.2%
\$200,000-\$249,999	0.6%	0.4%	0.5%
\$150,000-\$199,999	3.0%	1.8%	2.2%
\$125,000-\$149,999	2.6%	3.1%	3.9%
\$100,000-\$124,999	8.6%	6.0%	7.4%
\$75,000-\$99,999	13.5%	13.4%	13.3%
\$50,000-\$74,999	19.3%	20.0%	20.9%
\$35,000-\$49,999	19.2%	17.9%	17.3%
\$25,000-\$34,999	9.7%	11.9%	11.0%
\$15,000-\$24,999	12.5%	13.7%	12.4%
Under \$15,000	8.1%	11.0%	9.8%
Average Household Income	\$68,622	\$57,626	\$62,621
Median Household Income	\$50,338	\$46,384	\$49,601
Per Capita Income	\$29,469	\$21,057	\$24,492





## Major Employers

## Employees

1	Michigan Dept State Police-Coldwater Post No 54	1,620
2	Chicago Diversified Foods Inc-Taco Bell 4029	923
3	Community Health Ctr BR Cnty-Promedica Cldwter Rgional Hosp	674
4	Walmart Inc-Walmart	616
5	Michigan Dept Corrections-Lakeland Correctional Facility	270
6	Michigan Dept Corrections-Florence Crane Crrctnal Fcilty	270
7	Quincy Community School Dst	240
8	Branch Intermediate School Dst	225
9	HC Strck Sltons Cldwater LLC	187
10	Sekisui Voltek LLC-Sekisui	180
11	Meijer Inc-Meijer 179	180
12	St USA Holding Corp	170
13	Coldwater Veneer Inc	160
14	Speedrack Products Group Ltd	141
15	Real Alloy Recycling LLC-Aleris	130
16	Darling Ingredients Inc	106
17	Coldwater Community Schools-Legg Middle School	105
18	Quality Spring/Togo Inc-Qsti	104
19	Sekisui Voltek LLC	102
20	St USA Holding Corp	100
21	Quincy Community School Dst-Jennings Elementary School	94
22	Asama Coldwater Mfg Inc-Acm	92
23	Arcadia Health Services Inc-Home Health Professionals	90
24	Real Alloy Recycling LLC	90
25	Coldwater Community Schools-Coldwater High School	90



# MARCUS & MILLICHAP

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## CONFIDENTIALITY & DISCLAIMER

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This Offering Memorandum contains select information pertaining to the business and affairs of the property at 835 E. Chicago St, Coldwater, MI. It has been prepared by Marcus & Millichap. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Marcus & Millichap. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by our agents from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Marcus & Millichap, you agree:

1. The Offering Memorandum and its contents are confidential; 2. You will hold it and treat it in the strictest of confidence; and 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Marcus & Millichap expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Marcus & Millichap or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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The logo for Marcus & Millichap, featuring the company name in a serif font with a horizontal line underneath.

[www.marcusmillichap.com](http://www.marcusmillichap.com)