

Kalamazoo
COMMERCIAL REAL ESTATE

**INVESTMENT
PROPERTY**

**FOR
SALE**

**8880 N 32ND STREET
RICHLAND, MI**

LISTING AGENT

Chad VanDerwall
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**OFFERED FOR SALE FOR
\$1,775,000**

This 7.46-acre retail investment property is for sale and features four separate office/retail buildings with additional leasing opportunities. The property includes an extra 0.65-acre outlot with build-to-suit potential, providing flexibility for further expansion.

The established tenant mix includes two restaurants, a bridal boutique, a physical therapy office, and a cat veterinarian clinic.

Strategically located on N 32nd Street, near M-43 Highway, and just down the road from E D Avenue, this property offers visibility and accessibility in the growing Richland area.

PROPERTY + BUILDING FACTS

**8880 N 32ND STREET
RICHLAND, MI**

\$1,775,000

LISTING PRICE

THE PROPERTY

APN: 03-14-101-023

Acres: 7.46

Buildings: Four (4)

Zoning: COMM
Commercial

THE OUTLOT

Address: 8808 N 32nd Street

Acres: 0.65

For Sale Price: \$200,000

REAL ESTATE TAXES

\$43,260.70

2025 Winter \$34,279.99

2025 Summer \$8,980.71



AERIAL OUTLINE OF PARCEL



The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective Buyer/Tenant should complete their own due diligence and should not rely on Owner/Landlord-provided materials or representations.

PARKER HANNIFIN

BRONSON PRIMARY CARE



LOCATION

N 32ND STREET

VCA ANIMAL HOSPITAL

UNITED STATE POSTAL SERVICE

CIRCLE K

ADVIA MCDONALD'S

RICHLAND COMMUNITY LIBRARY

E D AVENUE

HARDING'S

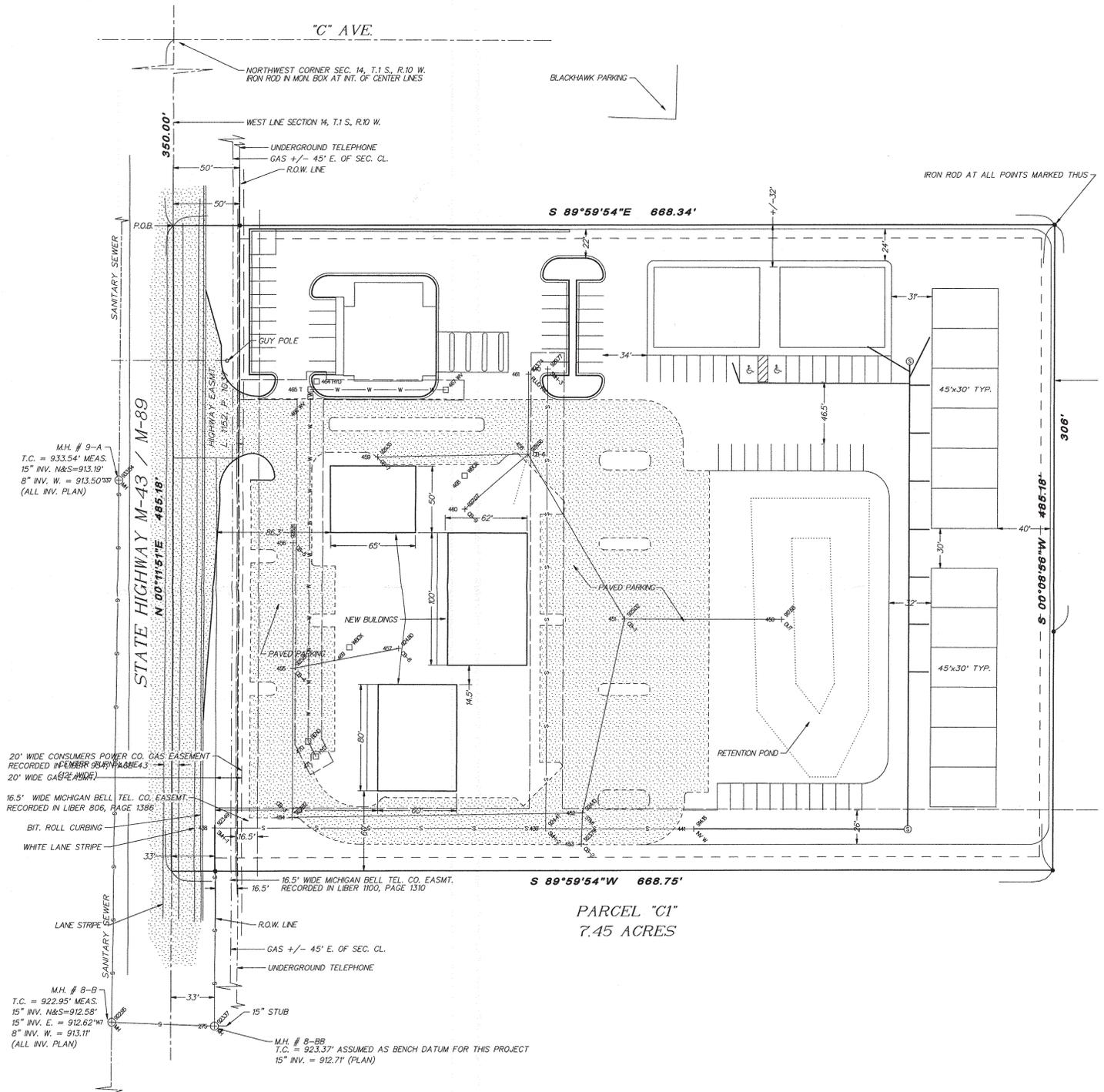
GULL LAKE MIDDLE SCHOOL

GULL ROAD

GULL LAKE HIGH SCHOOL

THOMAS M. RYAN INTERMEDIATE SCHOOL

SITE PLAN



PROPERTY PHOTOS

