

FOR SALE

OFFICE SUITE IN THE VILLAGE @ GT COMMONS

830 Cottageview Dr Ste 204 Traverse City, MI 49684



Dan Stiebel

(231) 633-0432

dan@realestatetc.com

402 East Front Street

Traverse City, MI 49686



SCHMIDT REALTORS

OVERVIEW

OFFICE SUITE | BUILDING 50

830 Cottageview Dr Ste 204 Traverse City, MI 49684



OFFERING SUMMARY

Sale Price:	\$348,000
Suite Size:	1,731 SF

LOCATION OVERVIEW

Charming office space in historic building 50 at the Village of Grand Traverse Commons with trendy shops and restaurants in the lower level of the building. From the intersection of Silver Drive & Cottageview Drive, park in first lot on right (NE side), take A bank elevator outside Stella to 2nd floor.

PROPERTY OVERVIEW

- 2 entrances to the unit
- 5 individual offices, reception area and a large open area
- Shared kitchenette with fridge, microwave & coffee sink
- 13' high ceilings
- 8' tall windows on both sides of the unit for lots of natural light
- Overlooks the front lawn and back of the building
- Shared use of the grand balconies
- Exterior signage along Cottageview Drive
- Elevator access
- 2 public restrooms
- Shared parking
- Shops and restaurants in the lower level of the building and Village community

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DETAILS

OFFICE SUITE | BUILDING 50

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LOCATION INFORMATION

Street Address	830 Cottageview Dr Ste 204
City, State, Zip	Traverse City, MI 49684
County	Grand Traverse
Township	City of Traverse City

BUILDING INFORMATION

Building Size	1,731 SF
Tenancy	Multiple
Number of Floors	4
Year Built	1886
Year Last Renovated	2005
Construction Status	Existing
Framing	Masonry

ASSOCIATION INFO

Fee	\$645/mo
Fee Covers	water, sewer, garbage, heat (owner pays electric to draw heat from central unit), window cleaning, common area insurance, snow plowing, sidewalk shoveling, exterior & interior common area maintenance including bathrooms

PROPERTY INFORMATION

Property Type	Office
Zoning	GTC
APN #	51-360-001-07

PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

Handicap Access	Yes
Number of Elevators	1
Restrooms	2
HVAC	Natural Gas, Forced Air, Central Air, Heat Pump, Electric
Sprinkler System	Installed

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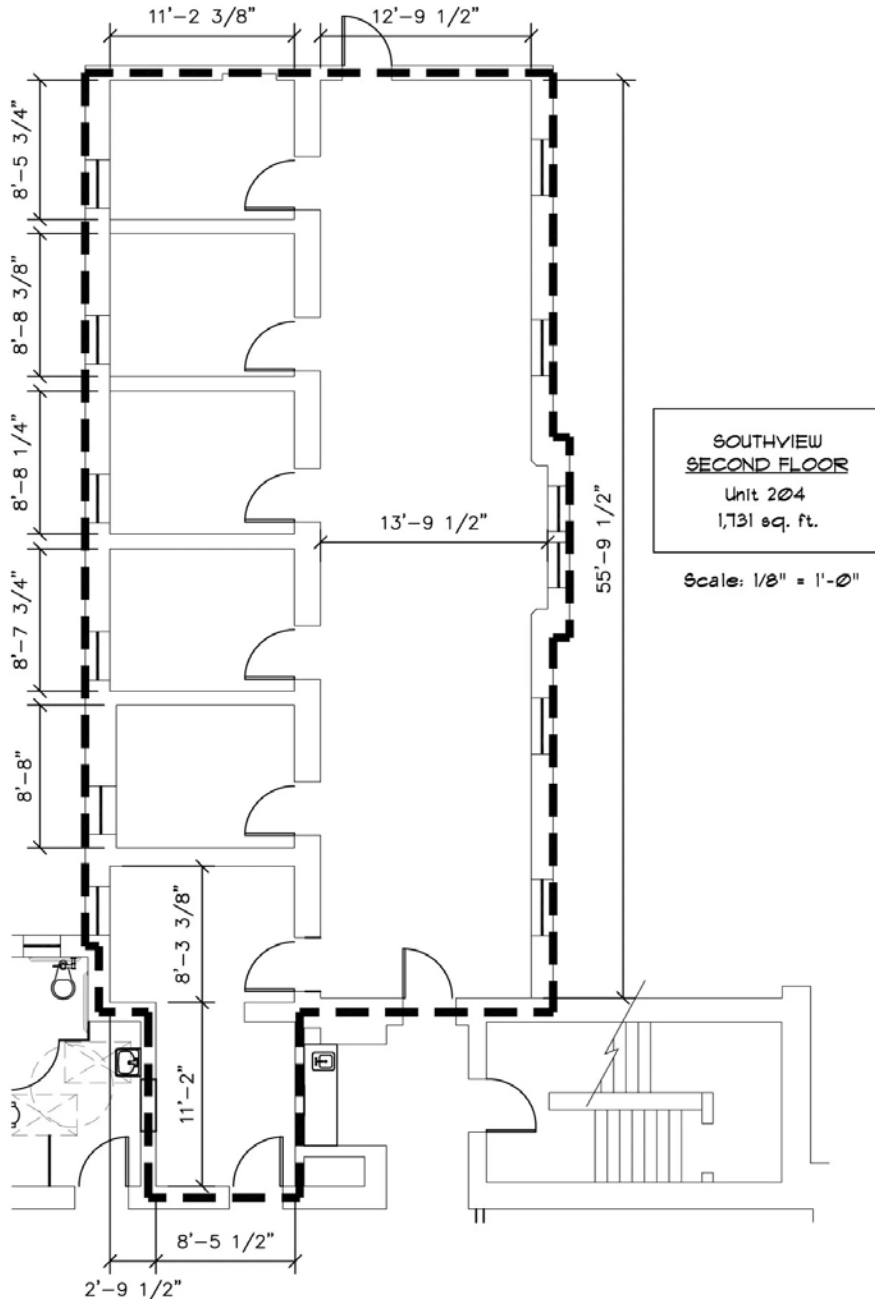


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FLOOR PLAN

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PHOTOS

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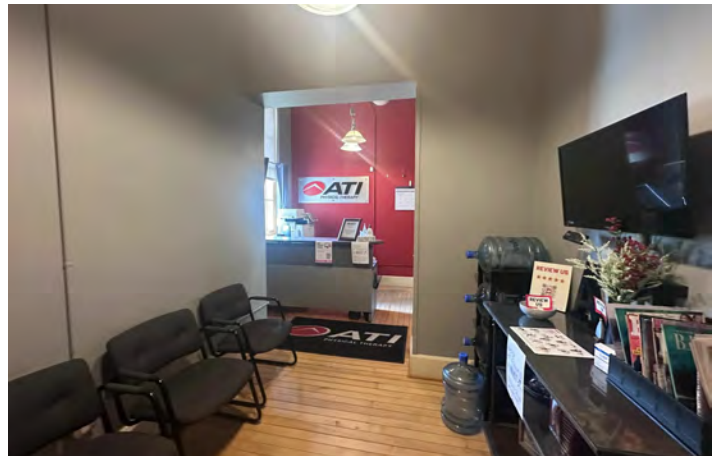


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RETAIL MAP

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Google

Map
data
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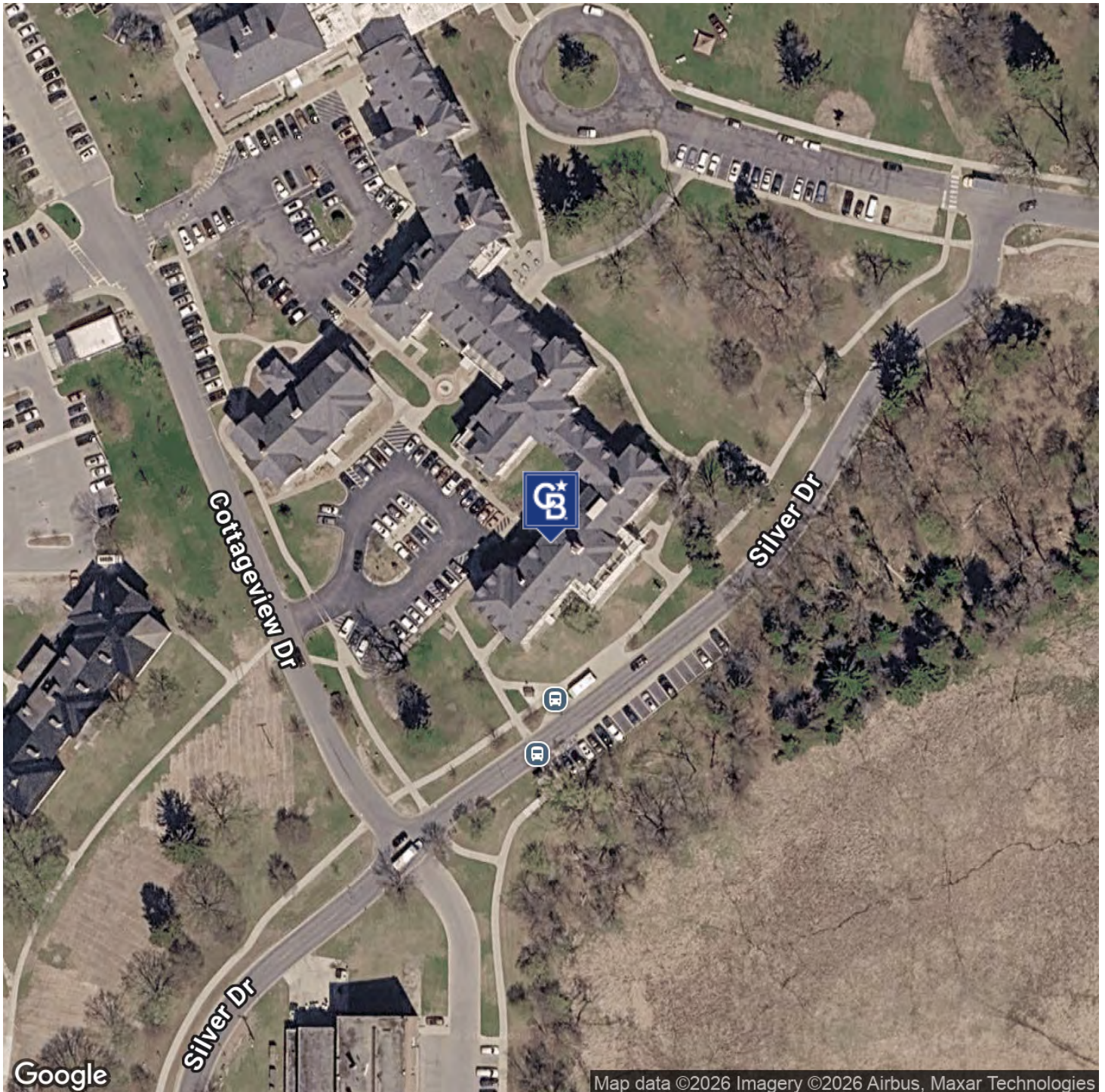


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AERIAL VIEW

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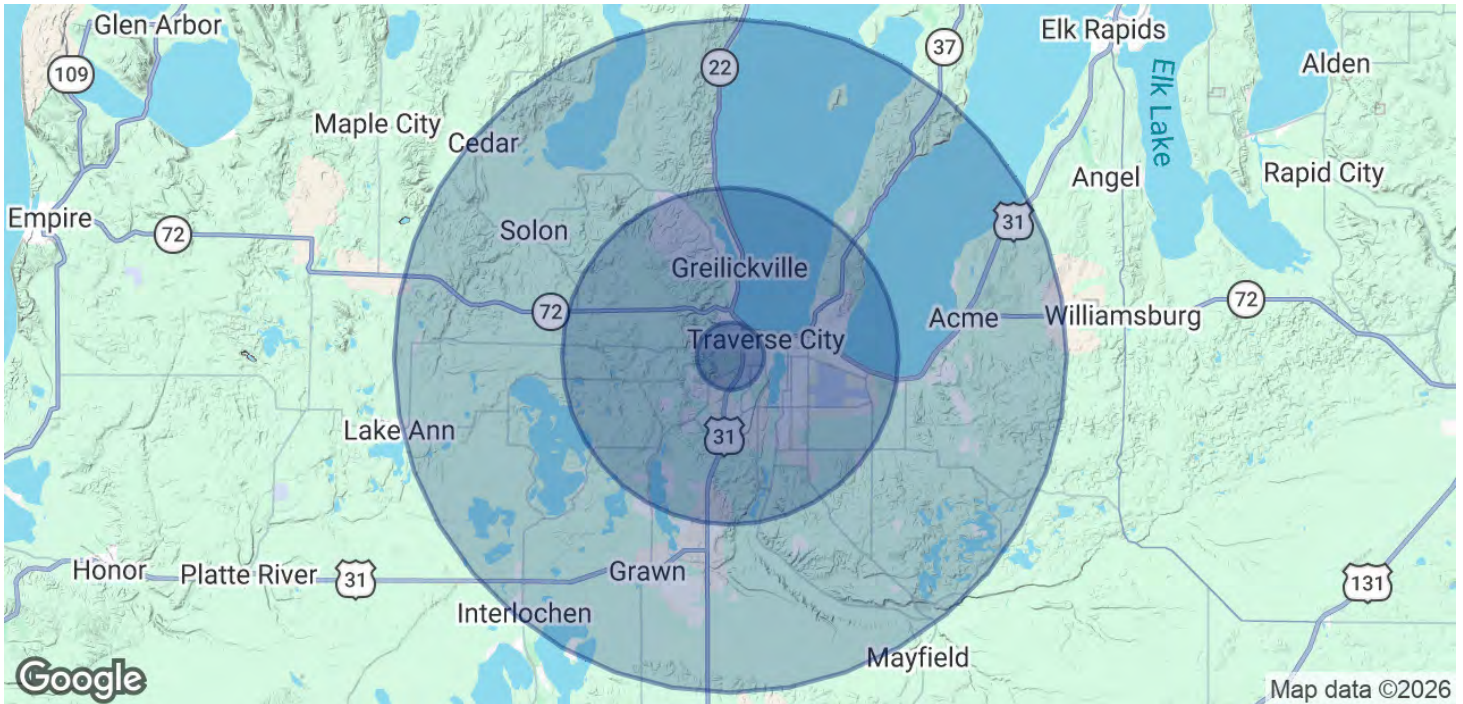


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DEMOGRAPHICS

OFFICE SUITE | BUILDING 50

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,356	44,883	84,082
Average Age	44.6	43.3	43.9
Average Age (Male)	42.2	41.3	42.4
Average Age (Female)	49.9	46.6	46.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,384	19,824	35,428
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$124,893	\$99,926	\$102,909
Average House Value	\$469,629	\$362,812	\$354,291

2023 American Community Survey (ACS)

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CONTACT INFORMATION

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