

OFFICE BUILDING

1 W MICHIGAN AVE
BATTLE CREEK, MI 49017

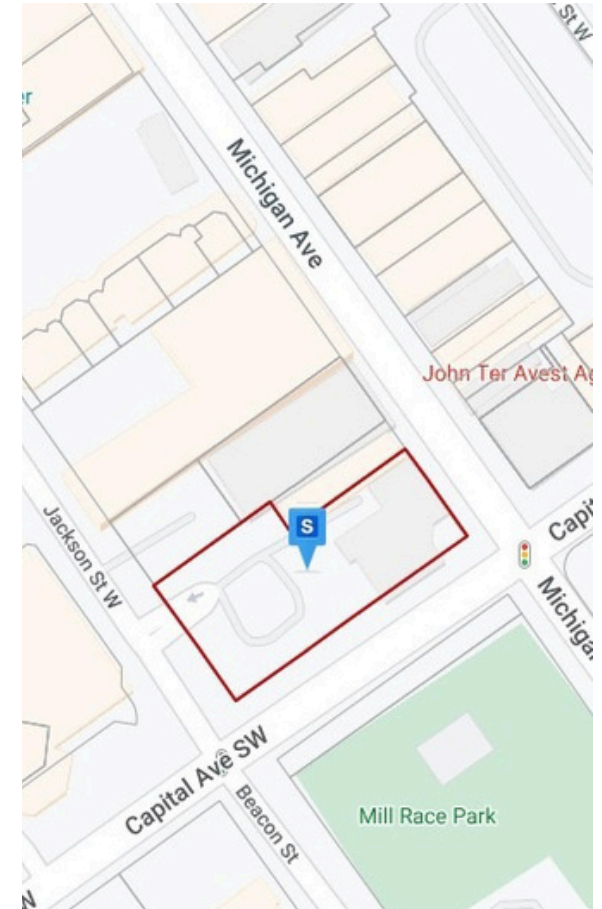


FOR SALE

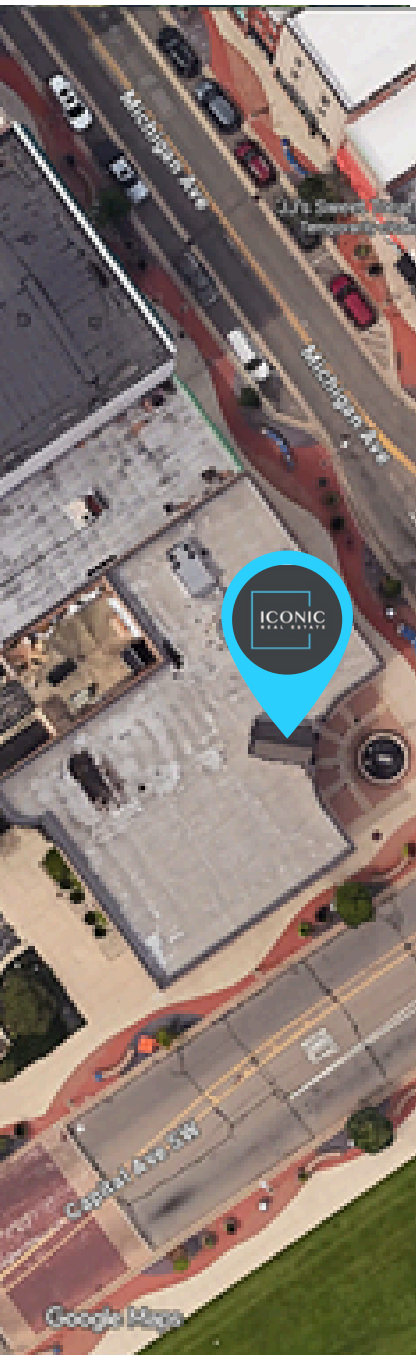


PROPERTY FEATURES:

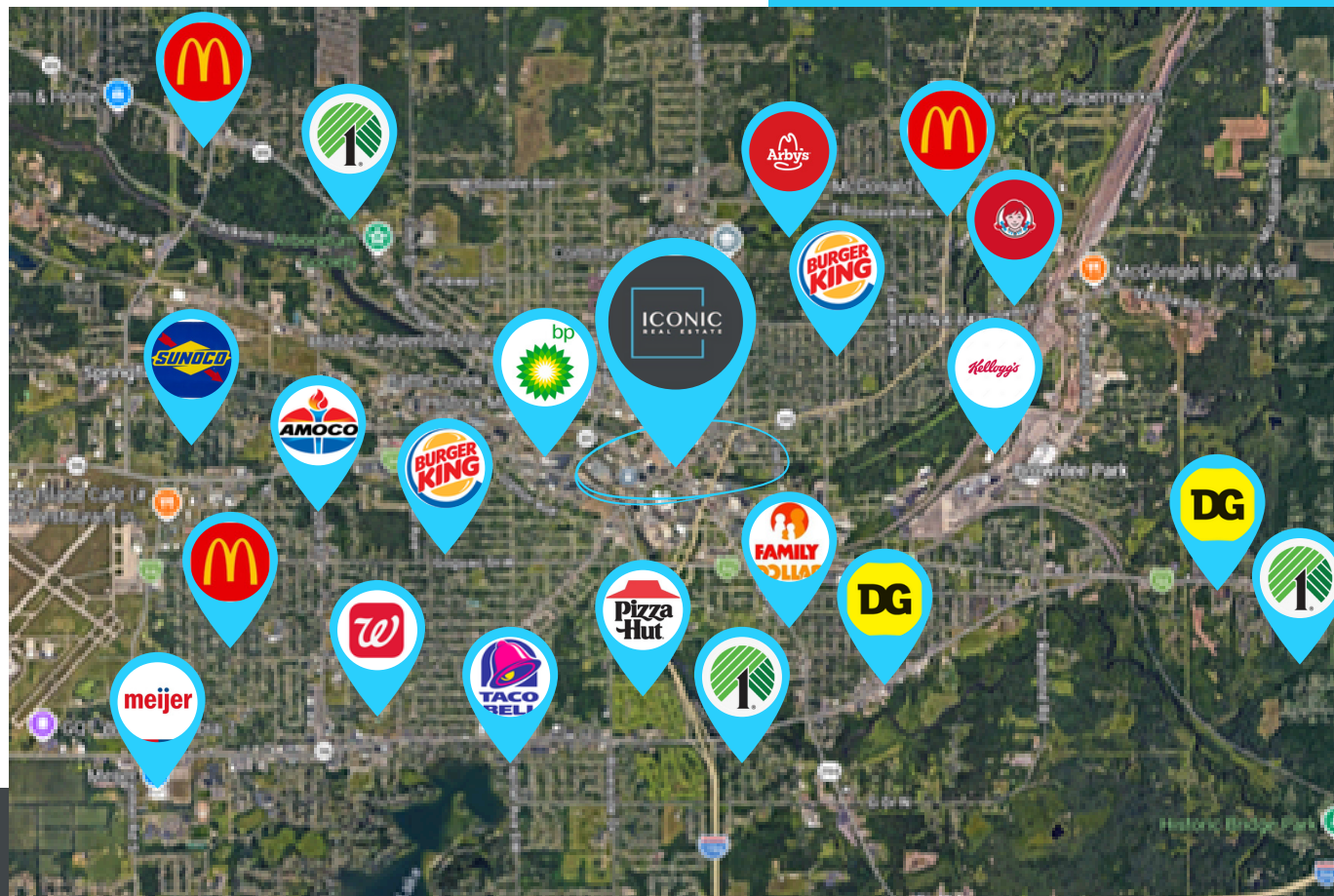
- Fully occupied downtown office building
- Prominent corner location in the heart of Downtown Battle Creek
- Onsite gated parking (rare for downtown assets)
- Strong in-place tenancy with stable cash flow
- Annual Base Rent: \$198,220+
- Solid 8% Cap Rate with upside potential
- Ideal for investors seeking a stabilized downtown office asset
- Asking Price: \$1,600,000







THE PROPERTIES THAT
DEFINE YOUR BUSINESS,
ARE OUR BUSINESS.



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WHY ICONIC?

Detroit is our home, and we know how to find the right space for your business to thrive. With **ICONIC**, you get local expertise and a perfect fit for your brand. Let us turn your vision into reality—because the right location makes all the difference.