



1025 Hannah Avenue - Traverse City

## Professional Report

Select

MLS# 1940098

Status **Active**  
 Type **Retail/Commercial**  
 Business Incl **No**  
 Bus Name **Gage**  
 County **Grand Traverse**  
 Municipality **Traverse City**  
 Section # **11**  
 Owner **Strategic Koach Properties**  
 Tax ID **51-778-104-10**

Class **Commercial**  
 Sale/Lease **For Sale**  
 Real Estate Incl **Yes**  
 Unit #  
 Inventory Incl **No**  
 Inventory Value  
 Number of Acres **0.26**

Asking Price \$499,000  
 Original Price \$499,000  
 Lease Price per Month  
 Lease Price per SQ FT  
 TotalFinSF **2400**  
 Renewable  
 ApxYrBlt **1946**



Lot #  
 Lot Dim **109x86x117x124**

### 1025 Hannah

Traverse City 49686

Sign **No**

Body of Water  
 Private/Shared  
 Front Ft

PRESENT USE **Retail Store, Other**  
 LICENSES **None**  
 LOCATION **Freestanding**  
 ROAD **Public Maintained, Blacktop**  
 ZONING **Commercial**

CONSTRUCTION **Block**  
 ROOF **Membrane**  
 FOUNDATION **Slab**  
 EXTRAS **Security System, Sprinkler System, Furniture/Fixtures**  
 ENERGY EFFICIENT **Not Applicable**

HEATING/COOLING SOURCE **Natural Gas**  
 HEATING/COOLING TYPE **Forced Air**  
 RENEWABLE **Not Applicable**  
 SEWER **Municipal**  
 WATER **Municipal Water**

INCLUDED IN LEASE **None**  
 TERMS **Commercial Loan, Cash, 1031 Exchange**  
 POSSESSION **Negotiable**

Fixtrs/Equip Value  
 Annual Assn Dues  
 Full Time Employees  
 # Restrooms

Ins Exp (Annual)  
 Heat Exp (Annual)  
 Electric Exp (Annual)

Parking Spaces  
 Gross Sales  
 Rent Exp (Annual)  
 Rental Income (Annual)

Energy Star Rated  
 Year Rated

LEED-Homes  
 LEED-Neighborhood  
 Other Green Cert  
 Indoor Air Quality

HERS-1

#### Agent Only Remarks

Listing data including but not limited to, year built, measurements, square footage, acreage, & supplemental documents have been obtained via third-party sources and/or the seller. Information accuracy is deemed reliable but is not guaranteed. The purchaser and/or their designated agent should make independent verification before closing.

#### Public Remarks

Secure a strategically located, 2,400 square foot concrete block commercial building, positioned near a highly traveled corridor for maximum accessibility. This property is zoned C-2 by Traverse City, a designation which allows for an Adult Use Marijuana Retailer (subject to municipal licensing and all applicable local and state regulations). The facility is well out-fitted for immediate business, featuring essential amenities including a multiple retail spaces, a private office space, dedicated customer half-bathroom and a separate employee half-bathroom, a small kitchenette, storage space, and a comprehensive security system. The parking lot ensures convenience for both staff and customers. This is an exceptional chance for investors or owner-occupiers ready to capitalize on this versatile retail location. Prospective parties are encouraged to verify all permitted uses and regulations via the

#### Directions

East on E Front Street to Garfield Avenue. Right on Garfield Avenue, right on Hannah Avenue. 1025 Hannah is on the right,

List Office 1 - Office Name/Phone **Century 21 Northland - 231-929-7900**  
 List Agent 1 - Agent Name/Phone **Deirdre Carroll - Cell: 231-534-4753**  
 List Agent 1 - E-mail **deirdre.carroll@c21northland.com**

**Exclusive Right to Sell**

List Date **10/30/2025**  
 Days On Market **7**  
 Dual MLS #

List Office 2 - Office Name/Phone  
 List Agent 2 - Agent Name/Phone  
 List Agent 2 - E-mail