



333 Grandview Pkwy, Unit 4 (Ste 301) | Traverse City, MI

| | |
|------------------------|------------|
| SALE PRICE: | \$375,000 |
| LOT SIZE: | 1.65 ACRES |
| BUILDING SIZE: | 1,210 SF |
| BUILDING CLASS: | A |
| YEAR BUILT: | 2002 |
| ZONING: | D-3 |

PROPERTY OVERVIEW

Prime white box office space of 1210 sq ft on the third floor of the Harbour View Centre. Bring your plans and build out your dream office space in this Class A building with high quality finishes and professional setting. Large windows provide for a lot of natural light and high ceilings make this space feel larger than it is. The western wall of windows provides views of West Grand Traverse Bay. Condo association dues are \$330.63 per month. Use Exclusions exist for Financial Institutions. No residential short term rentals are allowed.

PROPERTY HIGHLIGHTS

- Class A Professional Mixed-Use Building
- Ample Private Parking
- High Visibility
- High Traffic
- Easy Ingress and Egress

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com



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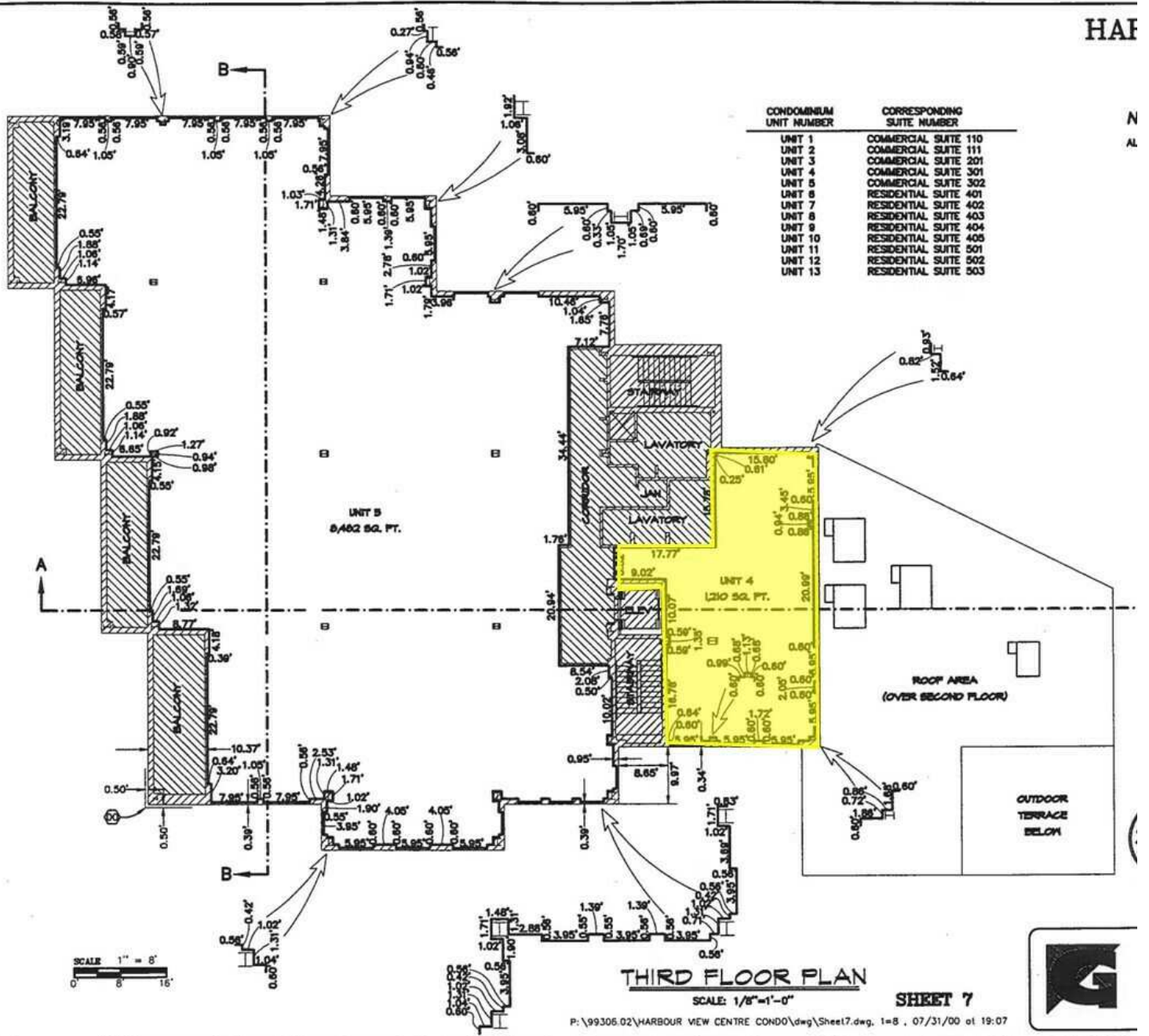


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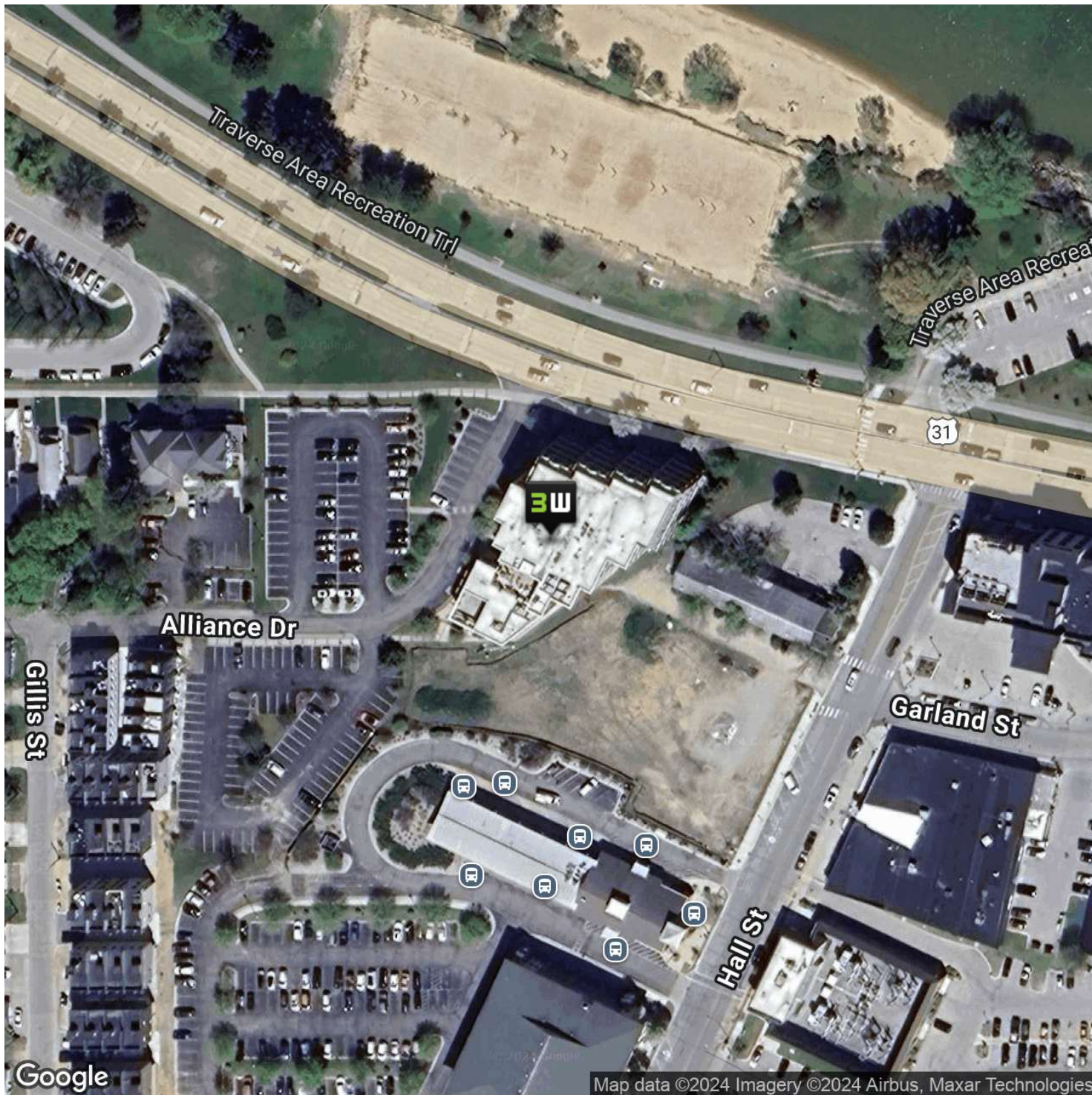


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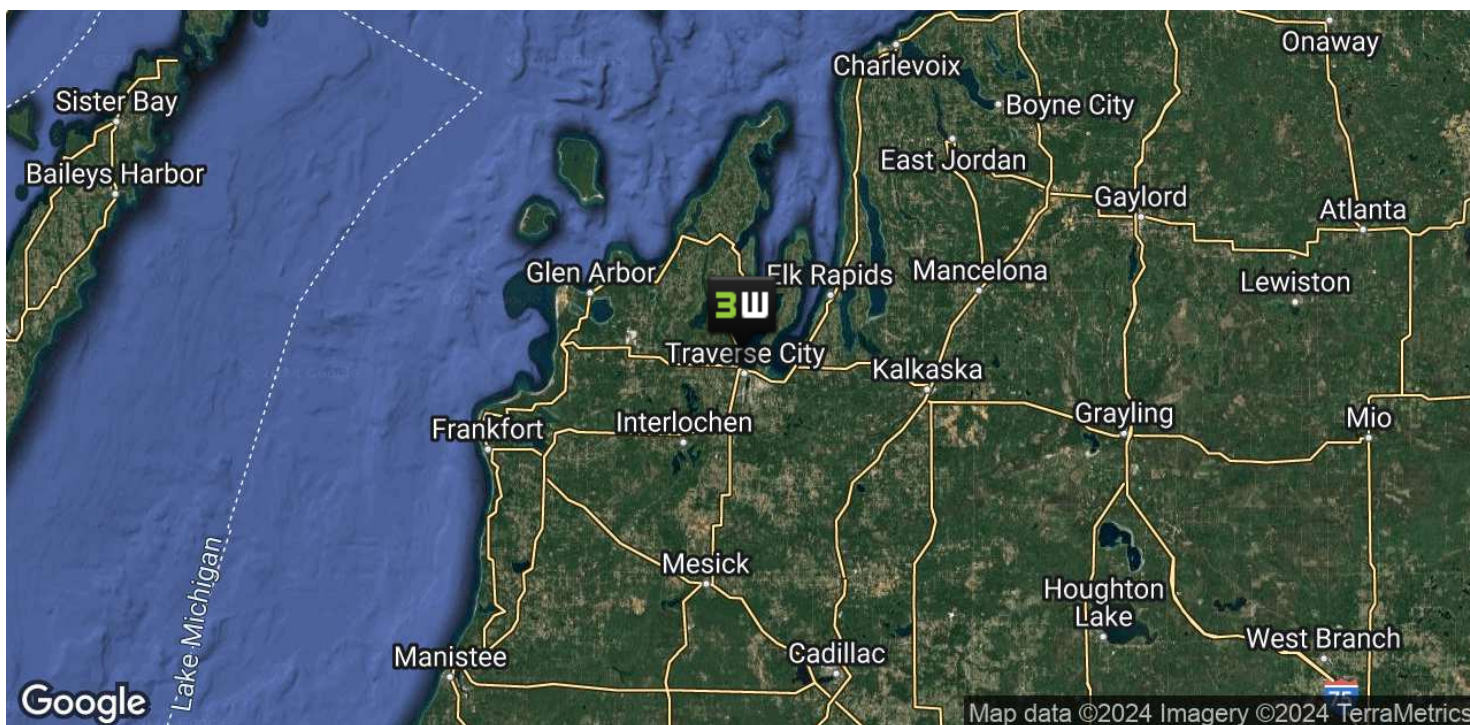
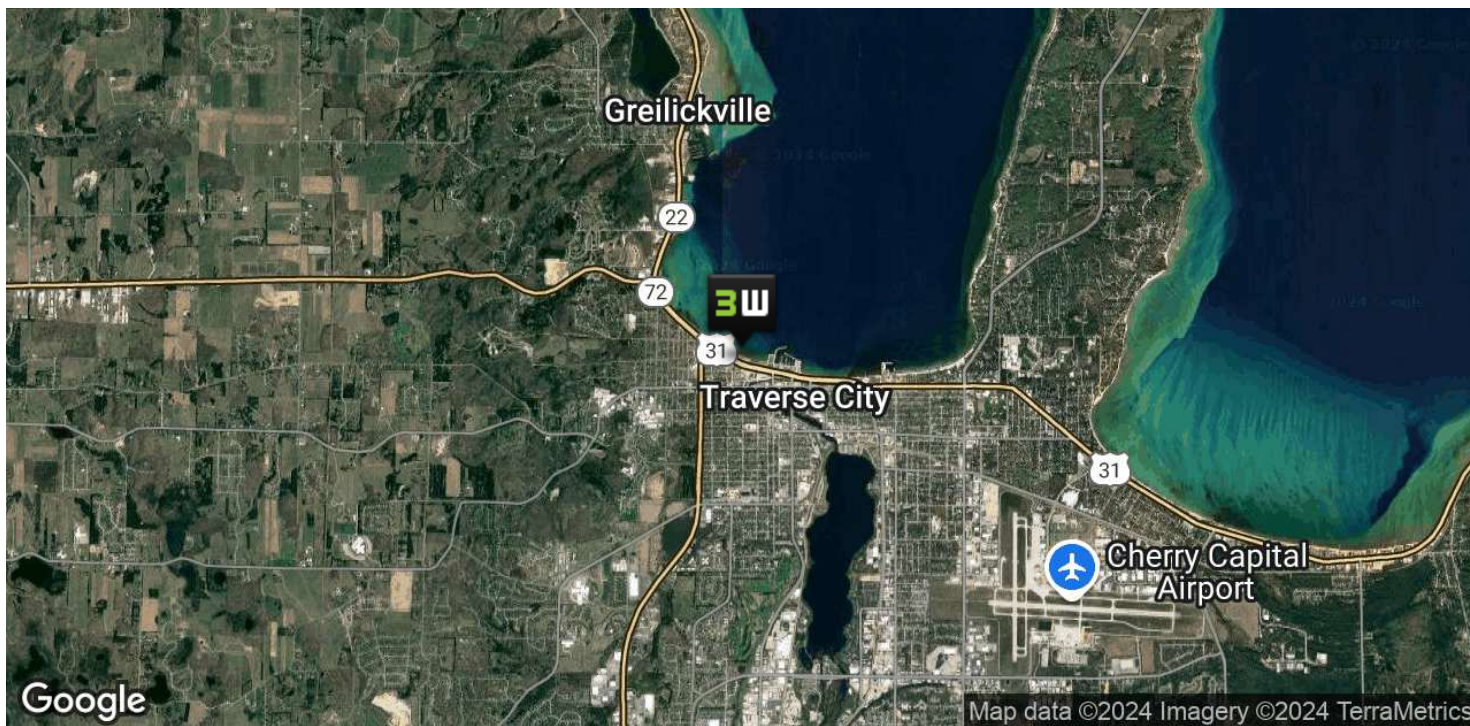


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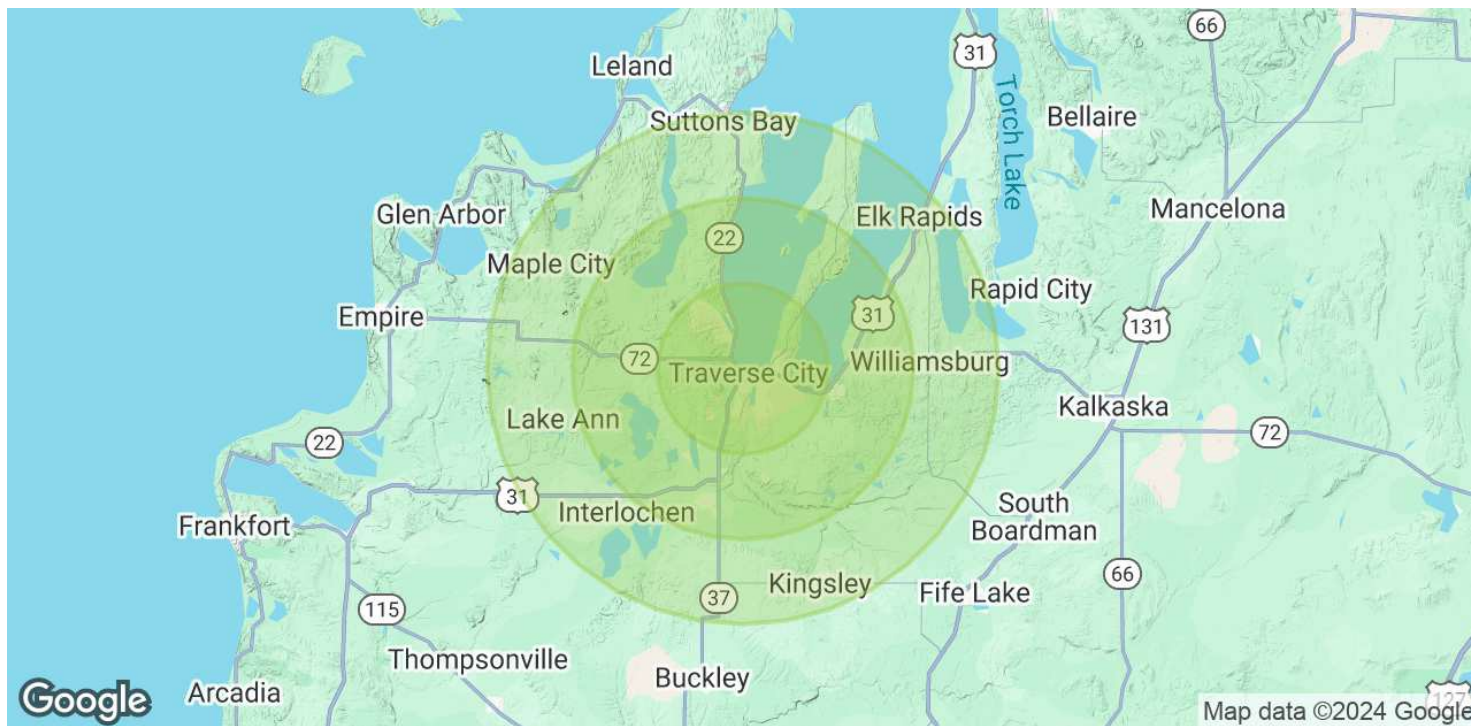


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| POPULATION | 5 MILES | 10 MILES | 15 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 39,979 | 78,784 | 107,344 |
| Average Age | 44.1 | 43.8 | 44.5 |
| Average Age (Male) | 41.5 | 42.2 | 43.1 |
| Average Age (Female) | 47.1 | 45.8 | 46.3 |
| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 15 MILES |
| Total Households | 19,781 | 37,607 | 53,126 |
| # of Persons per HH | 2.0 | 2.1 | 2.0 |
| Average HH Income | \$72,607 | \$74,117 | \$71,963 |
| Average House Value | \$266,500 | \$259,723 | \$262,148 |

2020 American Community Survey (ACS)

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