



## Office | For Sale | 3,200 SF

### Overview

Well-maintained 3,200 SF office building offering a functional and professional layout suitable for a wide range of users. The interior has been updated with modern finishes throughout. The property features multiple private offices, a large conference room, an updated kitchen/break room, and on-site parking. The building is presently occupied by two businesses, with possession to be delivered vacant at closing. Convenient access to major roadways and nearby amenities. Buyer to independently verify zoning and permitted uses to their satisfaction.

**3,200 SF Standalone Office Building  
Professional Office on Riverside Drive**

**150 Riverside Drive  
Battle Creek, MI 49015**

**Sale Price** \$295,000

**Matthew Callander, CCIM**  
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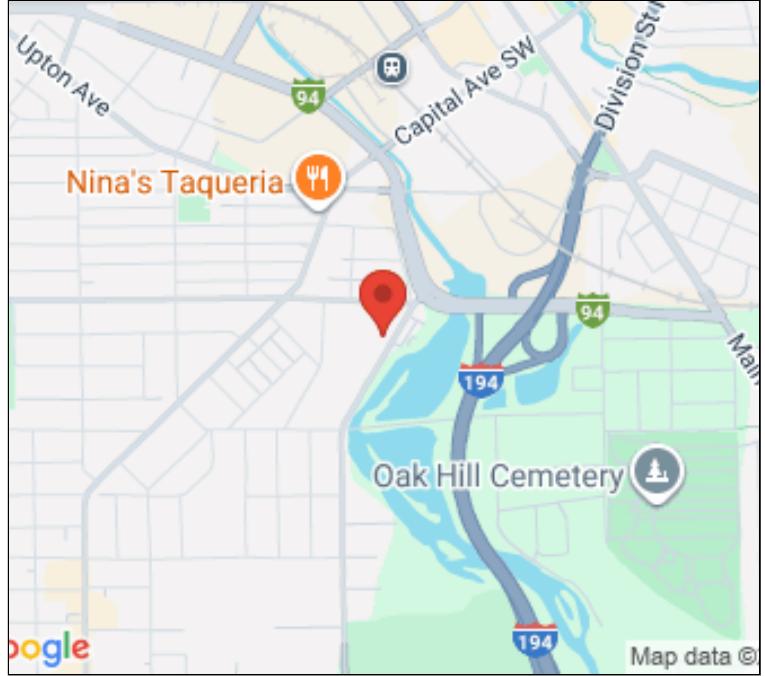
**Stephanie Wiltgen**  
269.373.8106 [direct]  
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## PROPERTY FEATURES



|                            |                                    |
|----------------------------|------------------------------------|
| County:                    | Calhoun                            |
| Municipality:              | Battle Creek City                  |
| Available for Sale:        | 3,200 SF                           |
| # of Buildings:            | 1 Building                         |
| Total Acres:               | 0.62 Acres                         |
| Lot Dimensions:            | 198' x 136'                        |
| Zoning Code / Description: | MFR / High Density Multiple Family |
| Exterior:                  | Brick                              |
| Sewer / Water:             | Public / Public                    |
| Heat Type / Source:        | Forced Air / Gas / Electric        |
| Heat Source:               | Gas / Electric                     |
| Parking Type:              | Asphalt                            |
| Restroom Location:         | Common Area                        |
| Air Conditioning:          | Central Air                        |
| Utilities Available:       | All Public Utilities               |



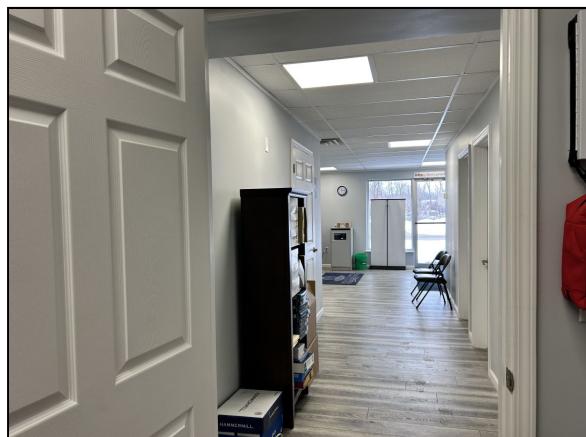
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## INTERIOR PHOTOS



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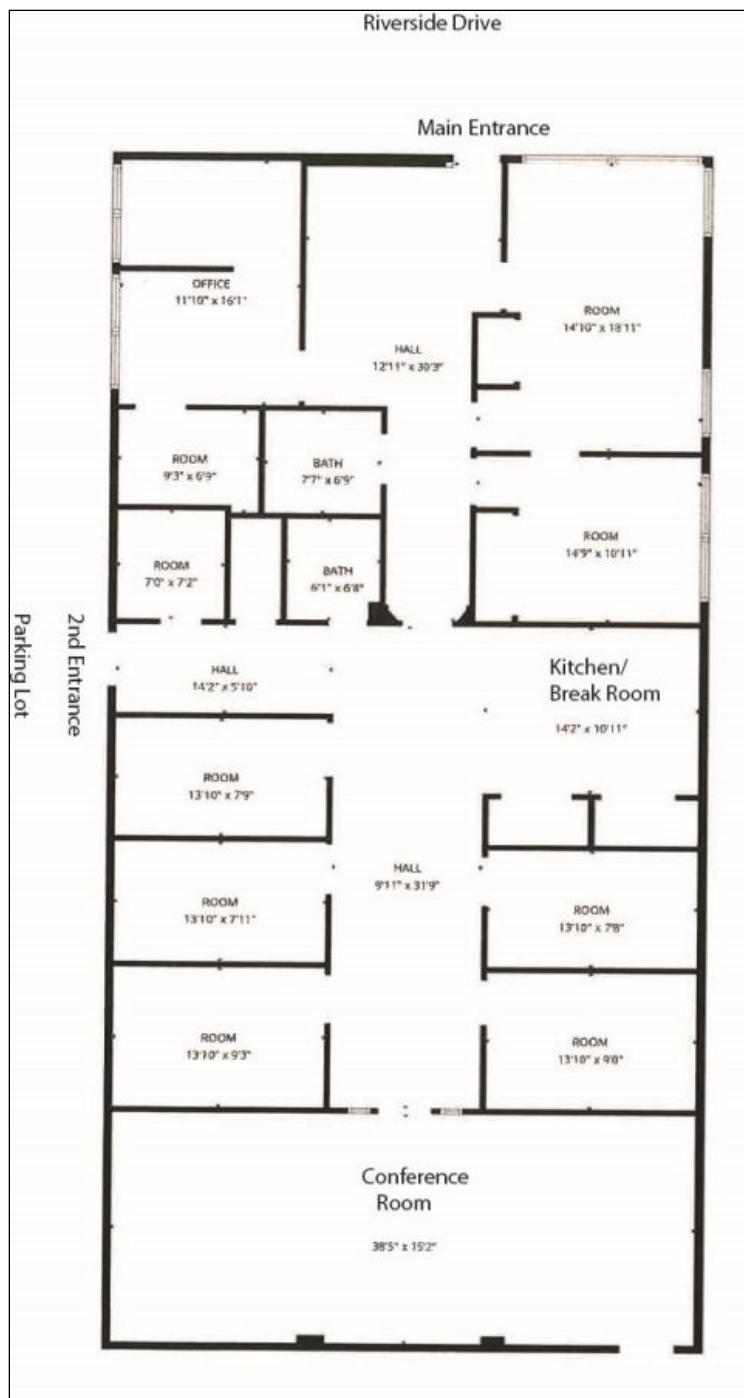
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## FLOOR PLAN



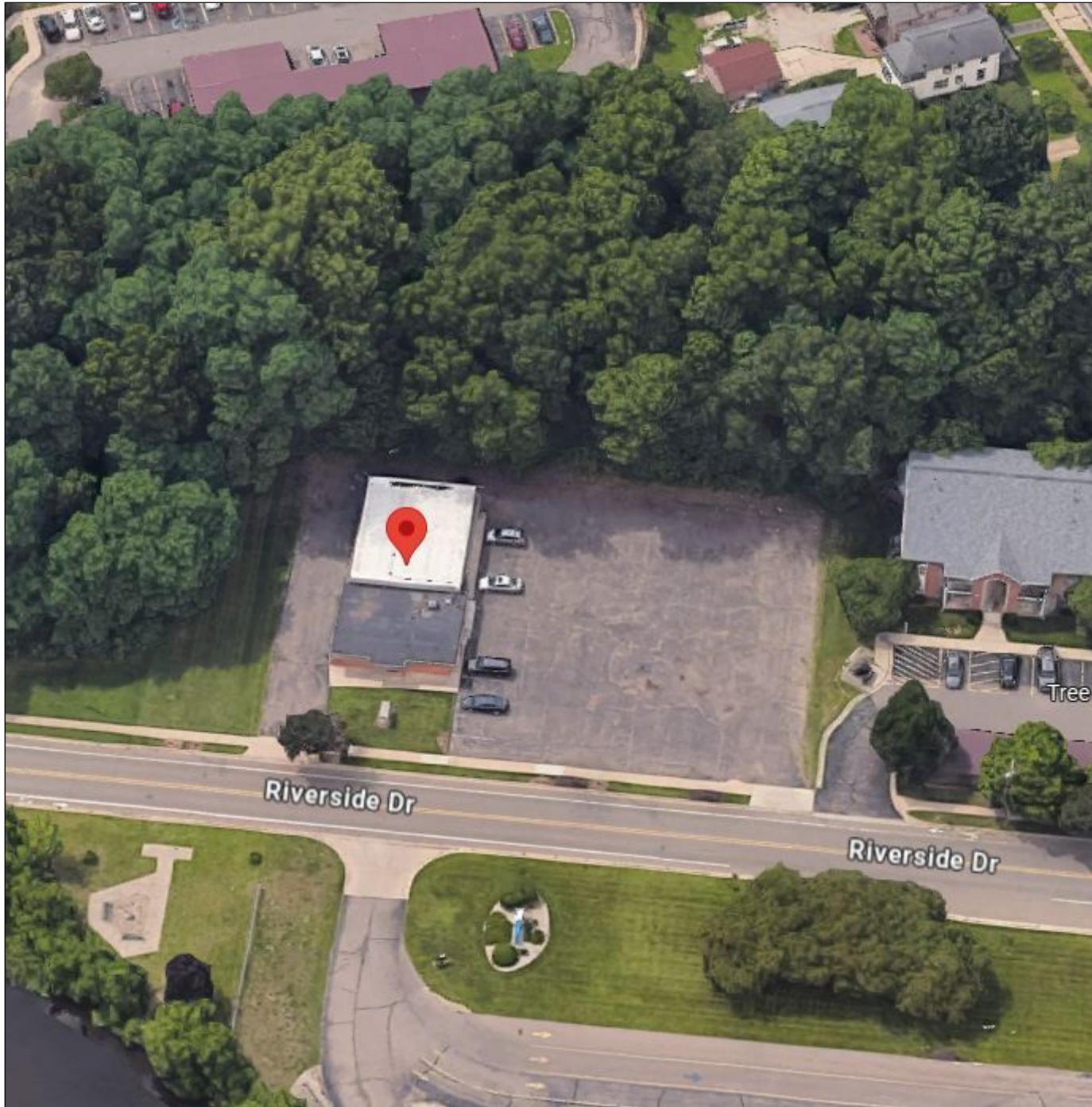
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## AERIAL PHOTO



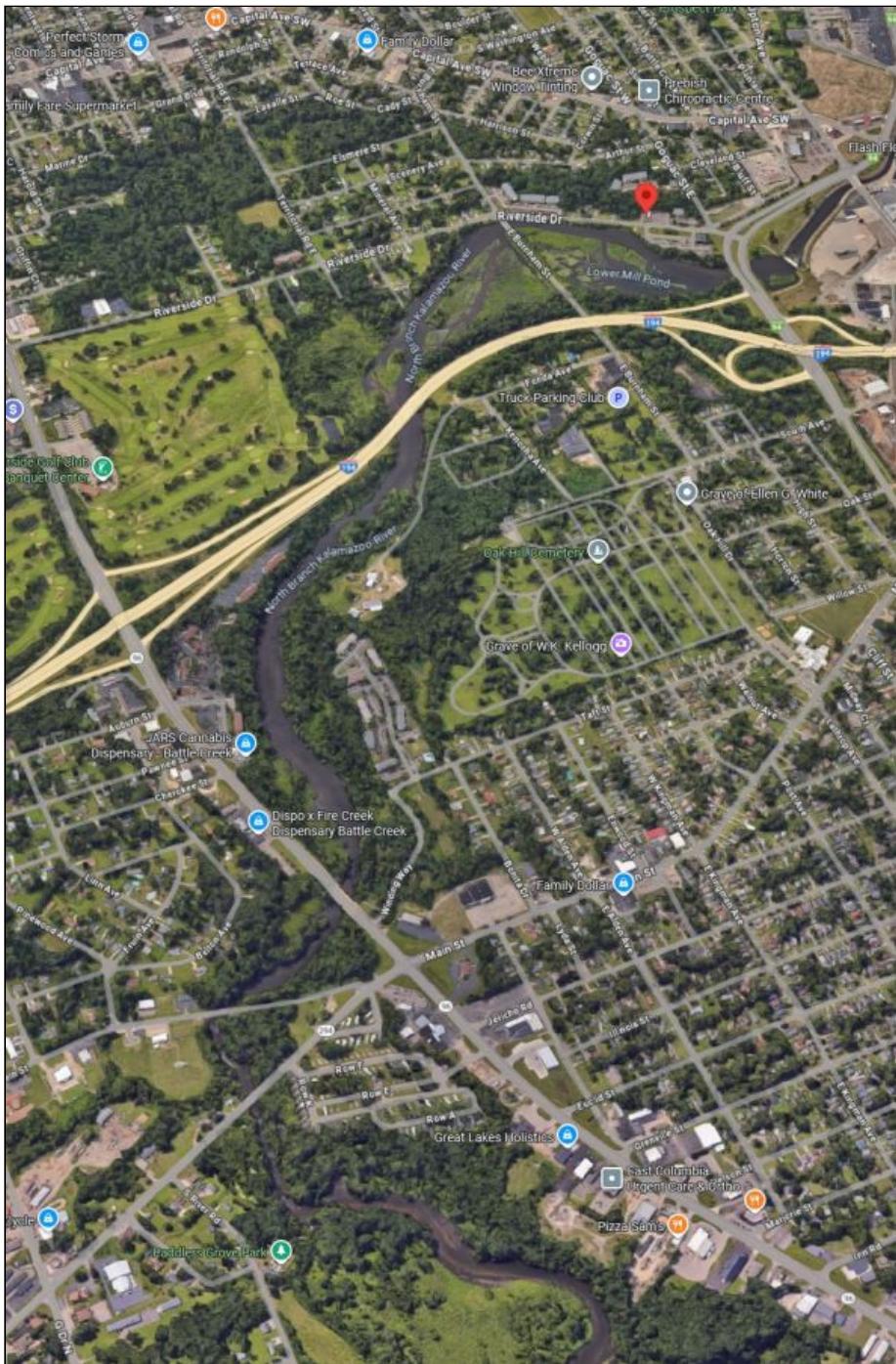
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## AERIAL LOCATION MAP



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