



9490 Rapid City Rd NW | Rapid City, MI 49676

SALE PRICE:	\$330,000
LOT SIZE:	1.43 ACRES
BUILDING SIZE:	1,792 SF
YEAR BUILT:	2004
ZONING:	VILLAGE COMMERCIAL

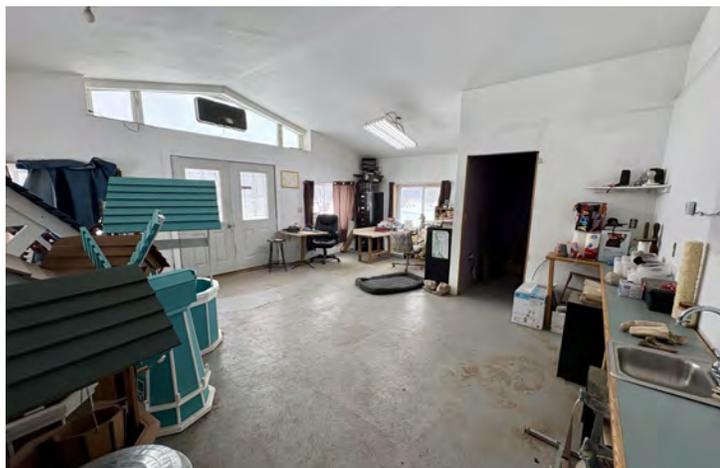
PROPERTY OVERVIEW

Rare 1.43 acre commercial parcel in great location south of the Village of Alden and world-famous Torch Lake. Good visibility with 203' of frontage on class A Rapid City Rd. NW. Village Market is located approx. 350 feet north of the property. Includes a 1,792 sq ft office/retail building with two restrooms, washer/dryer and storage area with overhead door. Seller to complete parcel split per survey prior to close. Village Commercial zoning allows for many retail and other uses including restaurant, personal services, office, vehicle service/sales, boat storage, and single/multi-family residential. Seller will consider selling additional adjoining commercial zoned land and houses.

PROPERTY HIGHLIGHTS

- Close to Torch Lake
- Commercial Zoning
- 203' Road Frontage

BILL SOMERVILLE | Senior Associate | Commercial Realtor | 231.929.2955 | bsomerville@threewest.com



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RETAIL PROPERTY FOR SALE

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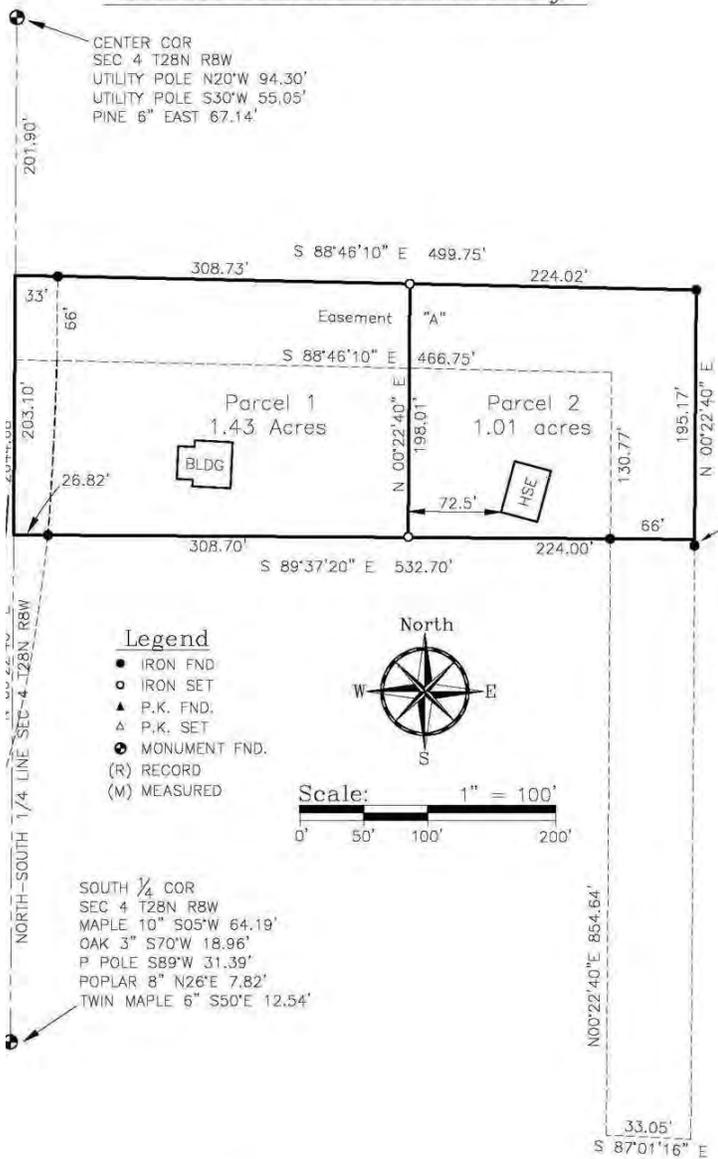


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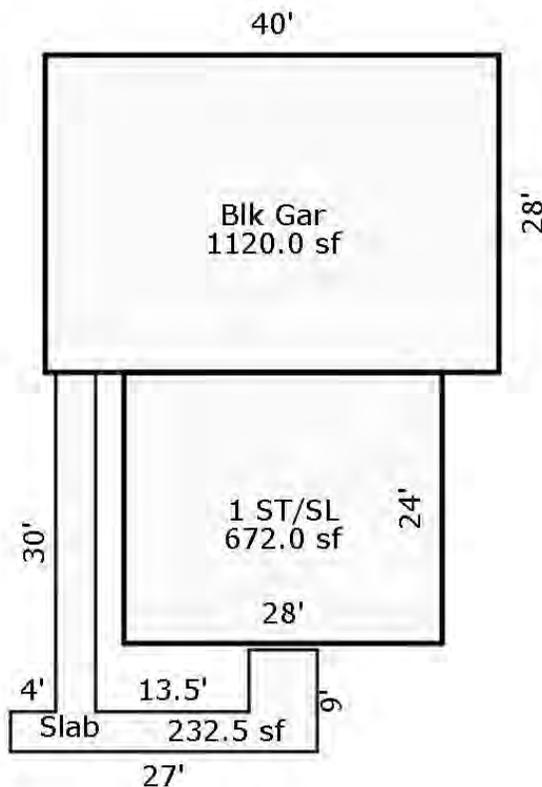
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Certificate of Survey



NOTE: SURVEY AND DIVISION OF PARCEL 1 OF T. SMITH RLS #:
 DATED 4/21/04 and NEIL L, WAY FILE 2016-010 DATED 02/0

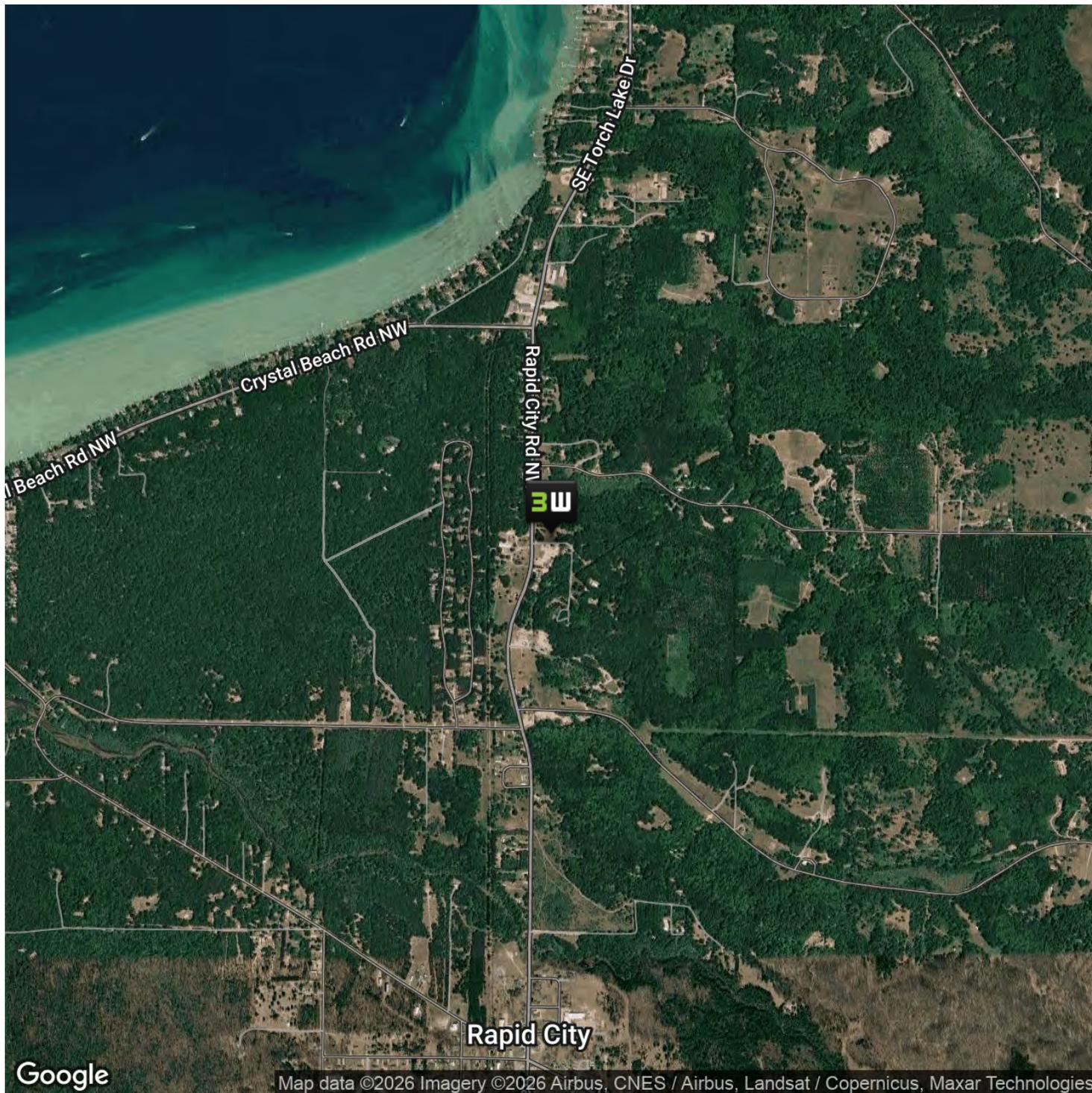
I, Scott D. McLain, a Professional Surveyor in the State of Michigan, certify that I have surveyed and mapped the hereon described parcel, that the ratio of closure of the unadjusted field observations is within limits; and that I have fully complied with the requirements of P.A 132 amended. All corners shown have a Relative Positional Precision of 0.0 unless noted otherwise.



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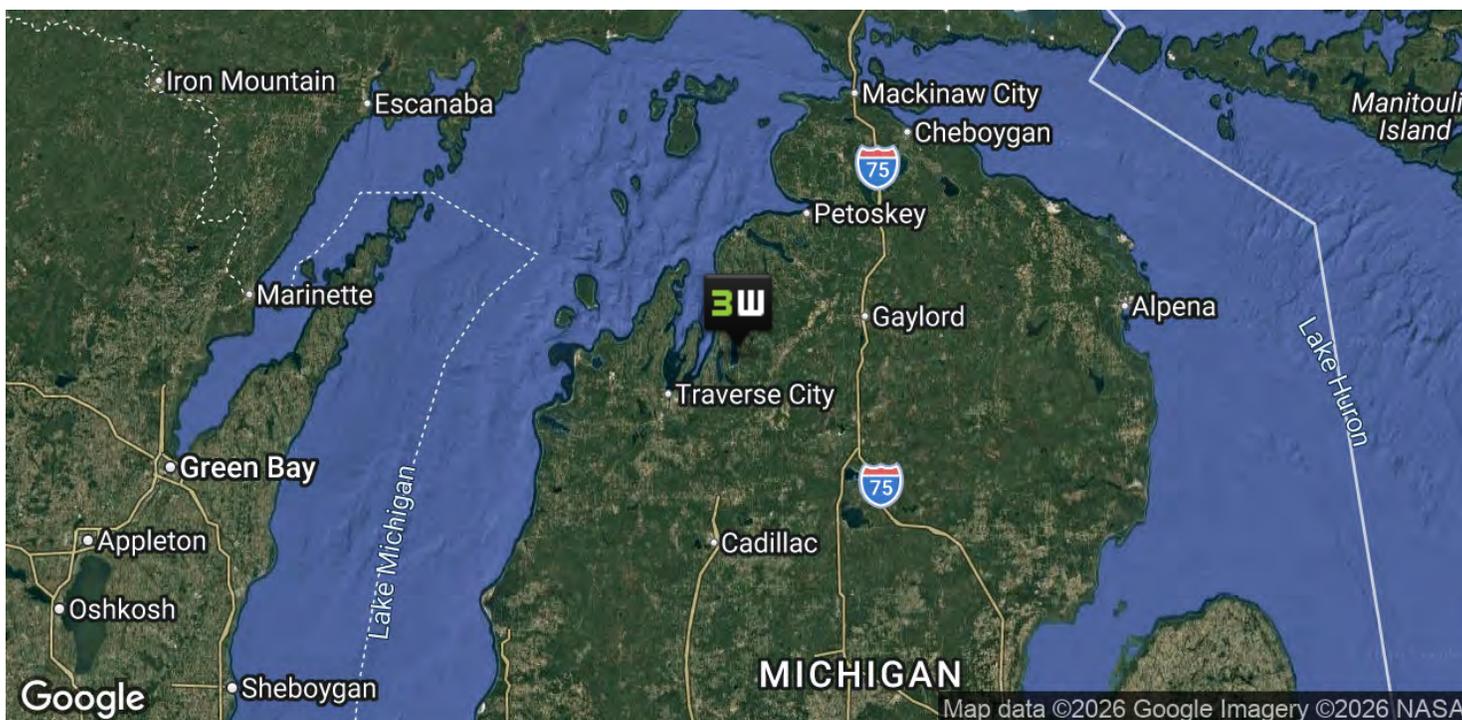
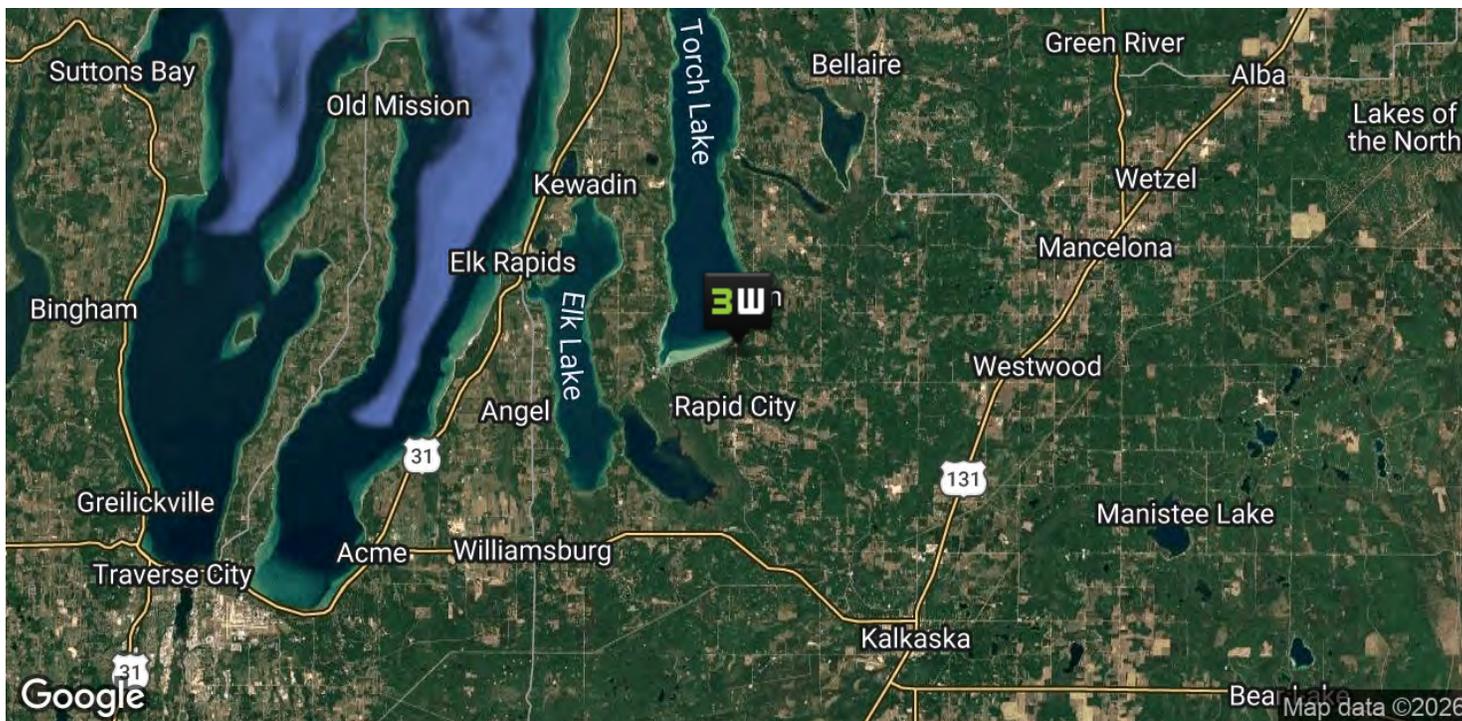


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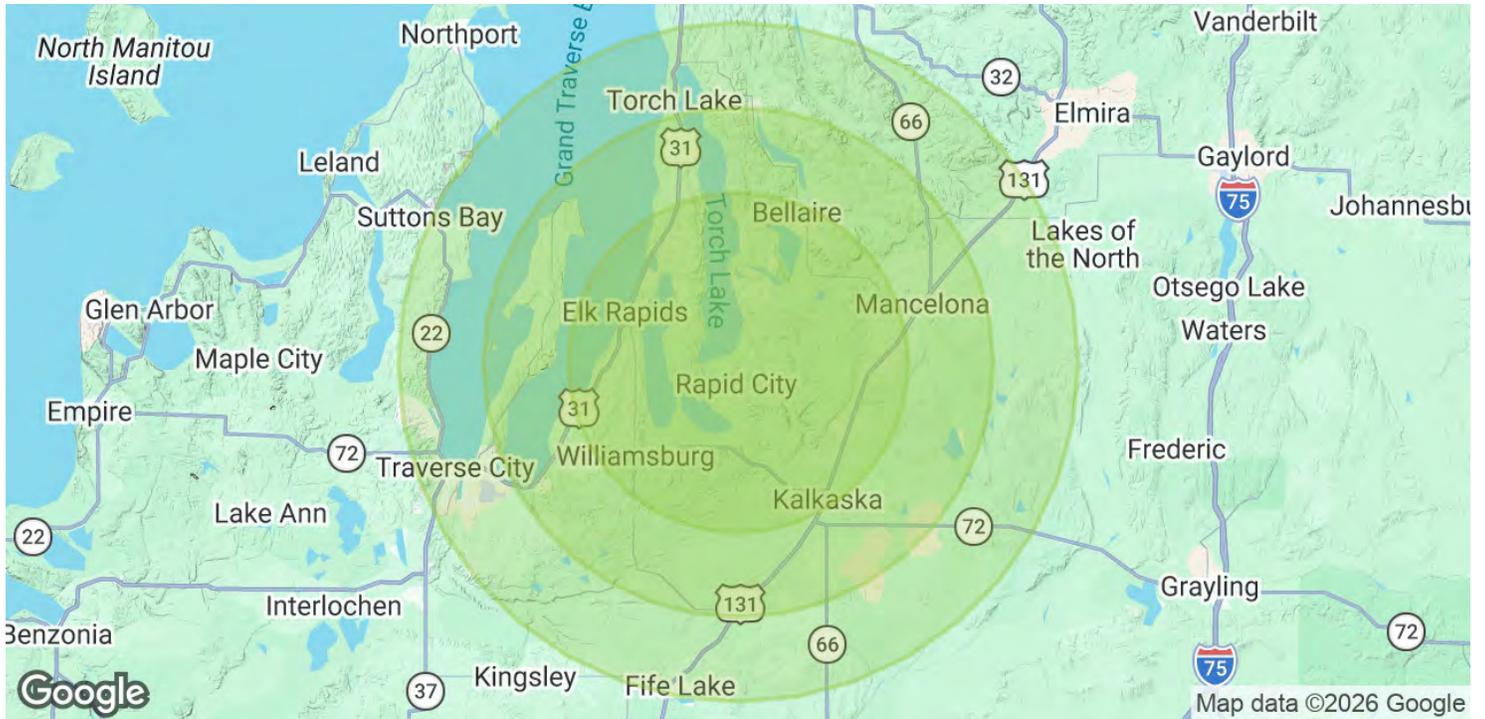


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POPULATION

	10 MILES	15 MILES	20 MILES
Total Population	19,542	43,681	106,377
Average Age	49	47	46
Average Age (Male)	48	47	45
Average Age (Female)	49	48	47

HOUSEHOLDS & INCOME

	10 MILES	15 MILES	20 MILES
Total Households	8,574	18,654	46,724
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$92,099	\$91,274	\$89,099
Average House Value	\$385,392	\$378,802	\$382,582

Demographics data derived from AlphaMap

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