

For Sale or Lease

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Vacant Out Parcel for Development

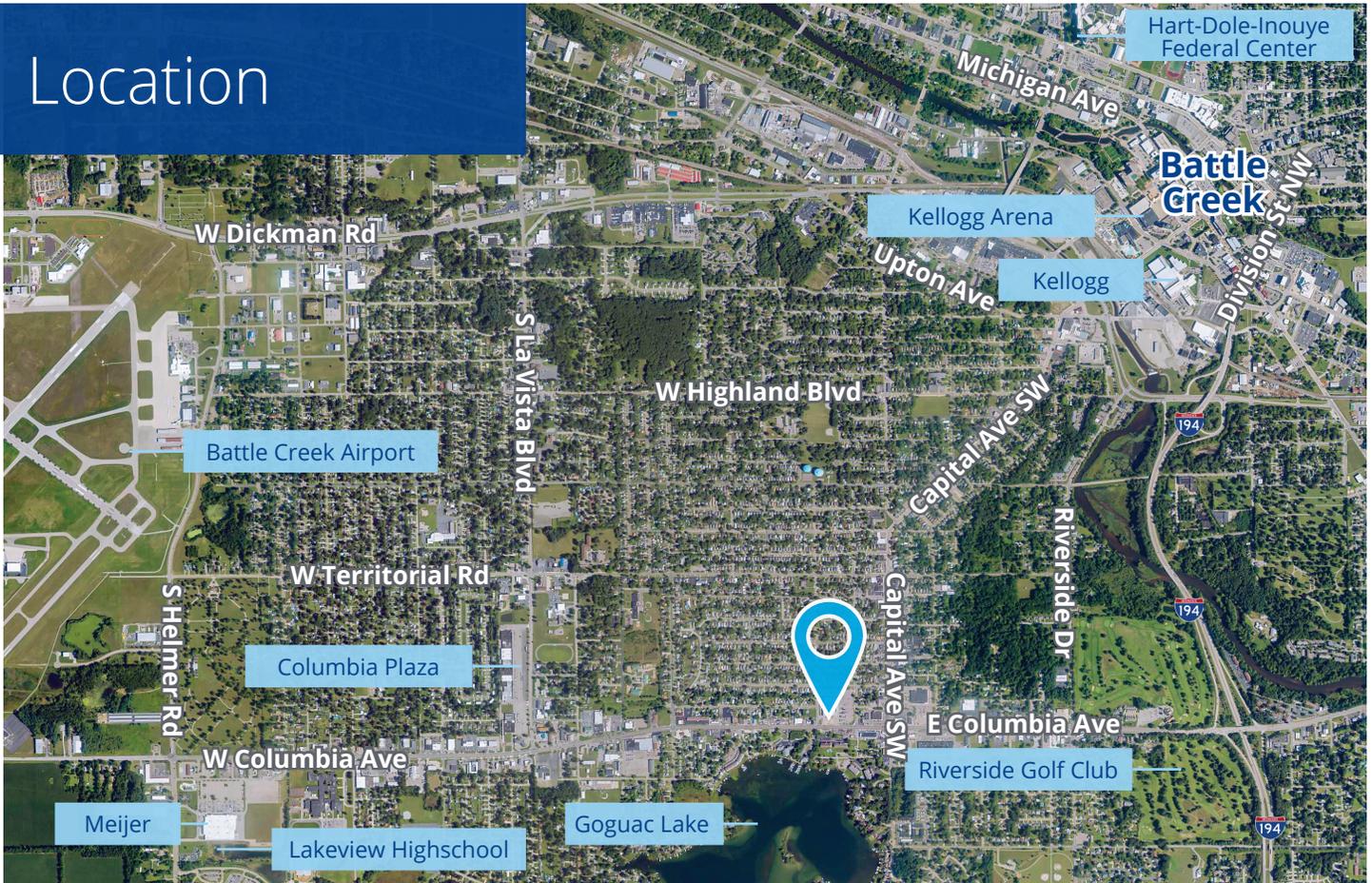
262 W Columbia Ave.
Battle Creek, MI 49015

Property Description

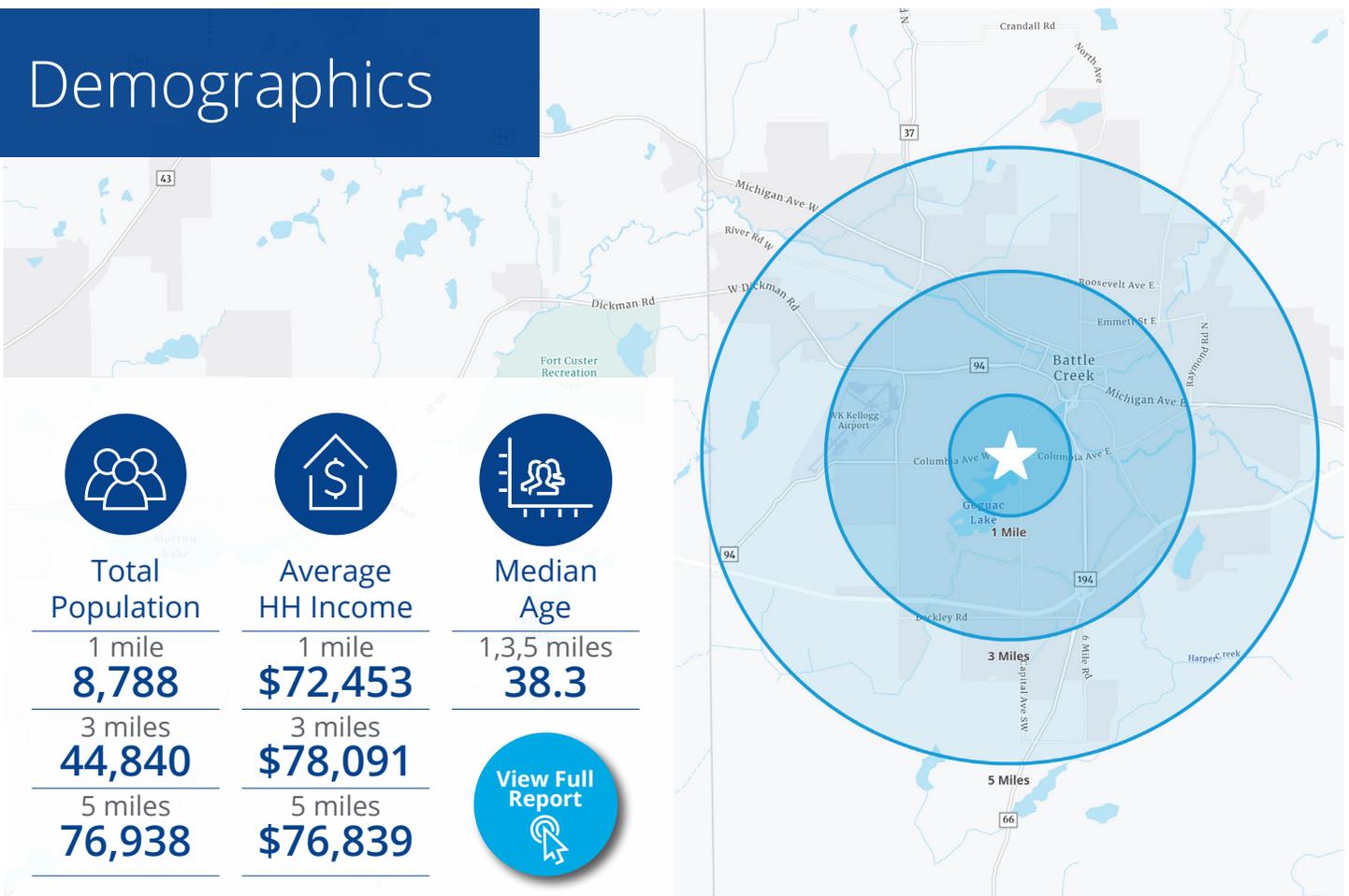
0.671 acre Planet Fitness out parcel is available along Columbia Ave W. This site is located southwest of downtown Battle Creek near Goguac Lake. Other surrounding retailers include: Walgreens, Auto Lab, Shell/Johnny's 2 Go, CVS, Family Fare and many more.

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Location



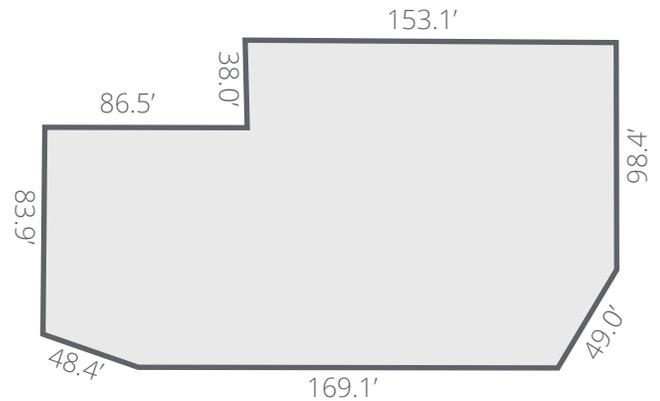
Demographics



Property Information

Sale Price	\$400,000
Lease Rate	\$35.00/SF NNN
Lot Size	0.671 Acres
Frontage	±220
Electric	At site
Gas	At site
Zoning	T-3
Water/Sewer	Municipal
Parcel Number	52-0614-29-221-1
SEV	\$87,390
Tax Value	\$85,695

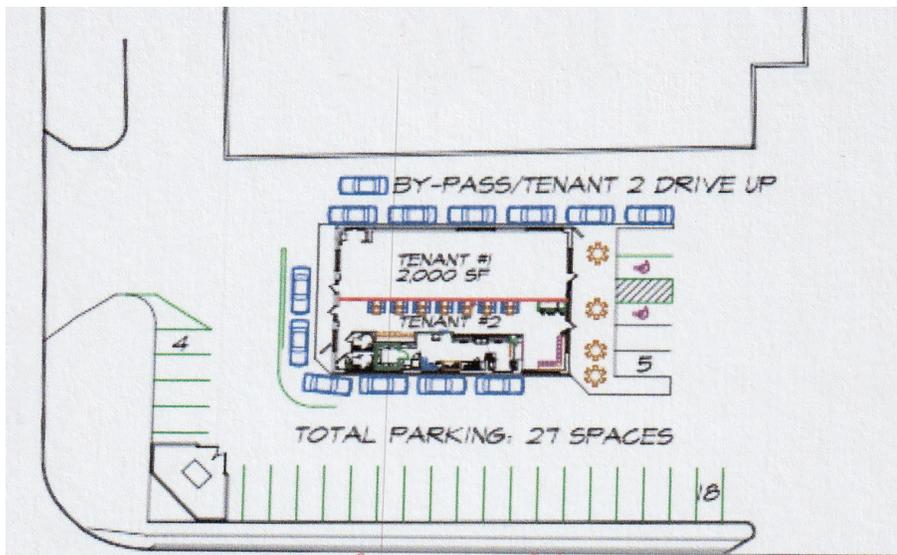
Parcel Sketch



Location Highlights

- › High traffic corridor with numerous households adjacent to site
- › Access from W Columbia Ave and Foster Ave
- › 1 mile west of I-194
- › High Visibility

Site Plan



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