

360 W. Western Avenue  
Muskegon, Michigan



## *Historic Landmark Building – For Sale*

This beautifully restored historic, landmark building, Russell Block, sits at the heart of Downtown Muskegon. Built in 1890 during the Lumber Era, this commercial property housed the U.S. Post Office, YMCA, Western Union Telegraph, a theatre, and several different fraternal social clubs over the years. Renovations in 2011-2013 of this nearly 26,000 SF building included new electrical, plumbing, mechanical, HVAC and fire suppression systems, facade restoration & new windows, barrier-free access, five restrooms, elevator, and security system. Tenant spaces have been tailored to accommodate brewing, refrigeration, a full-service kitchen, sound-barrier, master keyed, and separately metered.

The open concept main floor, currently home to Muskegon's first brewery, features elevated ceilings with exposed joists, ducts, piping & lighting, original hardwood floors, and brick walls with an atrium opening to the lower level for several unique possibilities. The second level is home to West Michigan Symphony's small performing arts and concert venue with a loft balcony, a rooftop patio garden with views of Muskegon Lake, and professional offices overlooking Muskegon's main street. The mezzanine level and third floor are occupied by a salon and spa.

The property includes a 3,000 SF outdoor courtyard with seating and live music space. Ideal opportunity for an investor.

**Sale Price: \$1,400,000**

For more information, please contact:

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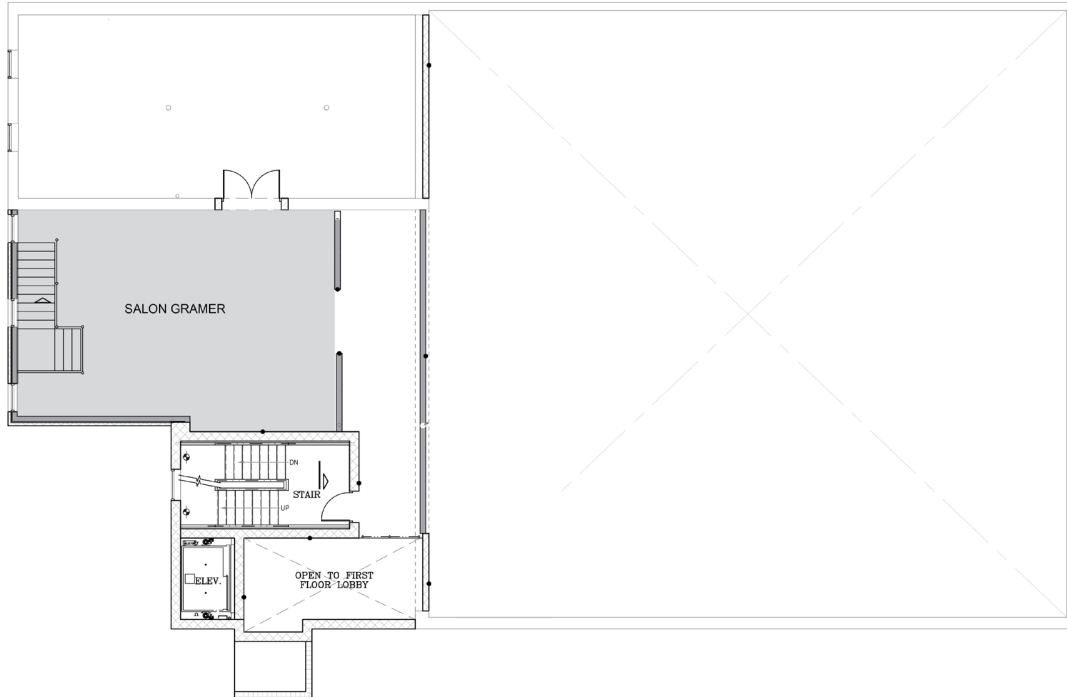


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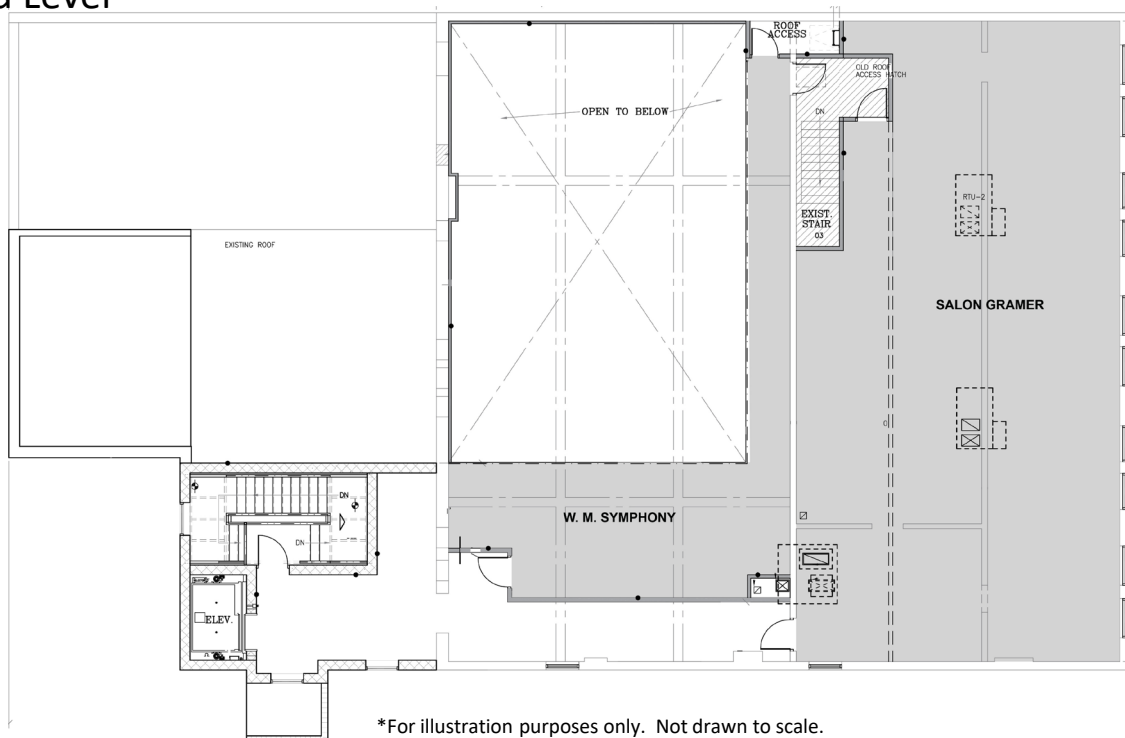
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## Mezzanine Level



## Third Level



\*For illustration purposes only. Not drawn to scale.

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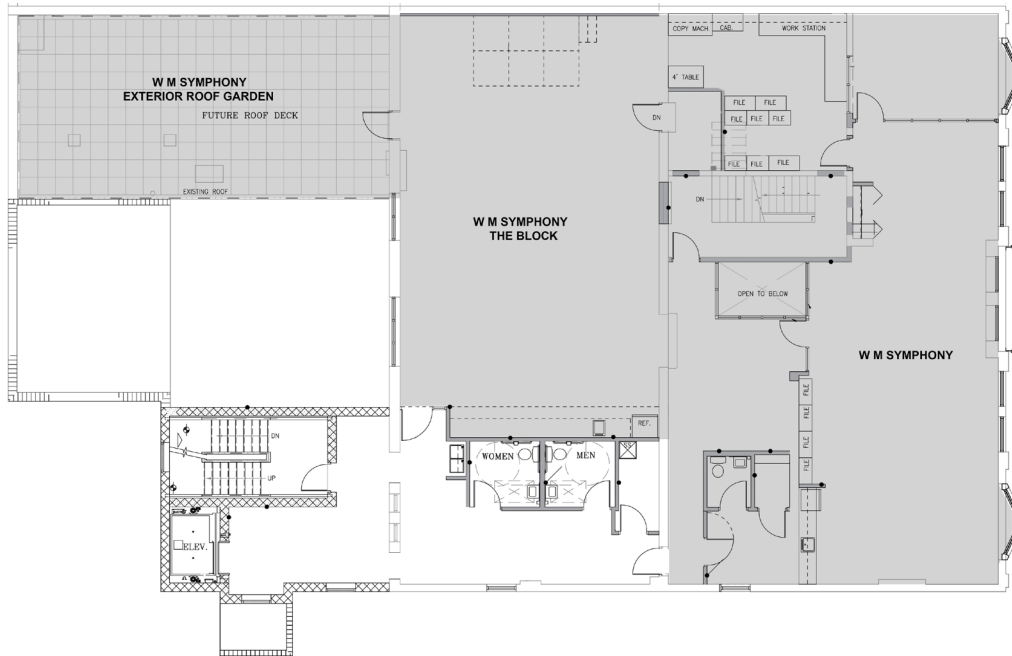


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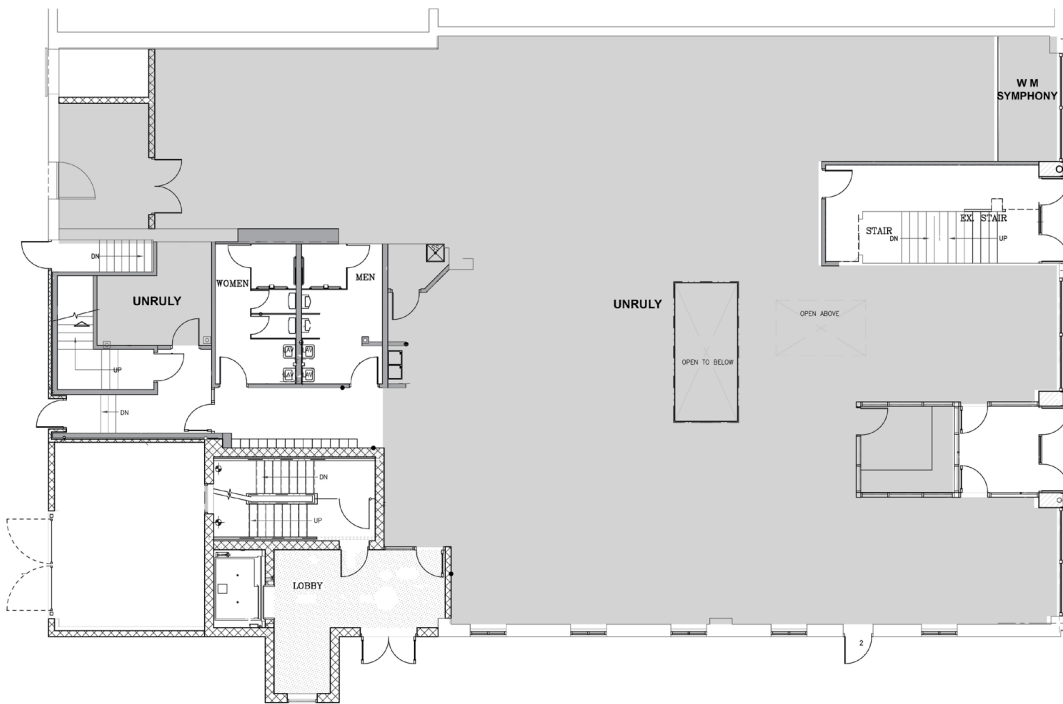
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## Second Level



## Main Level



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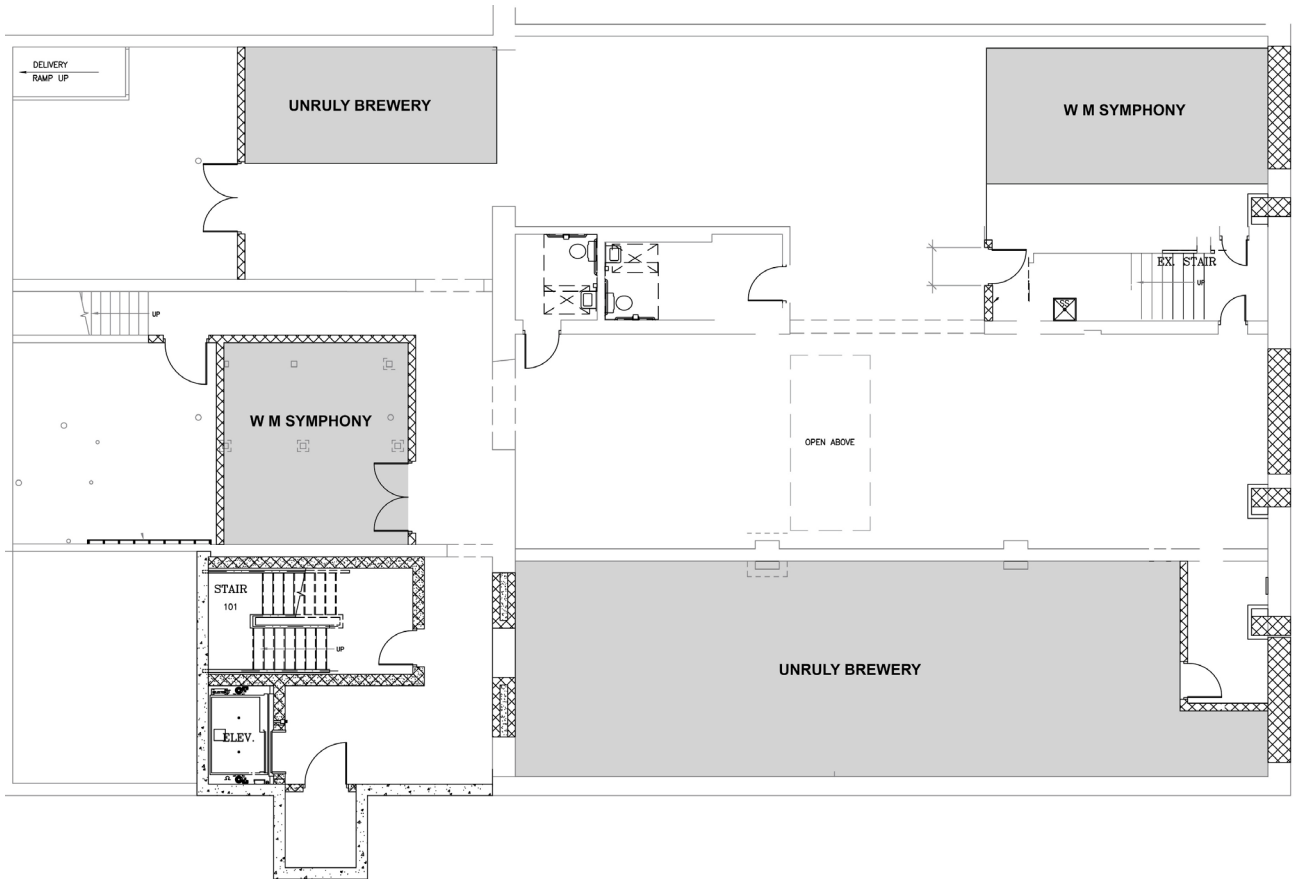
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Basement Level



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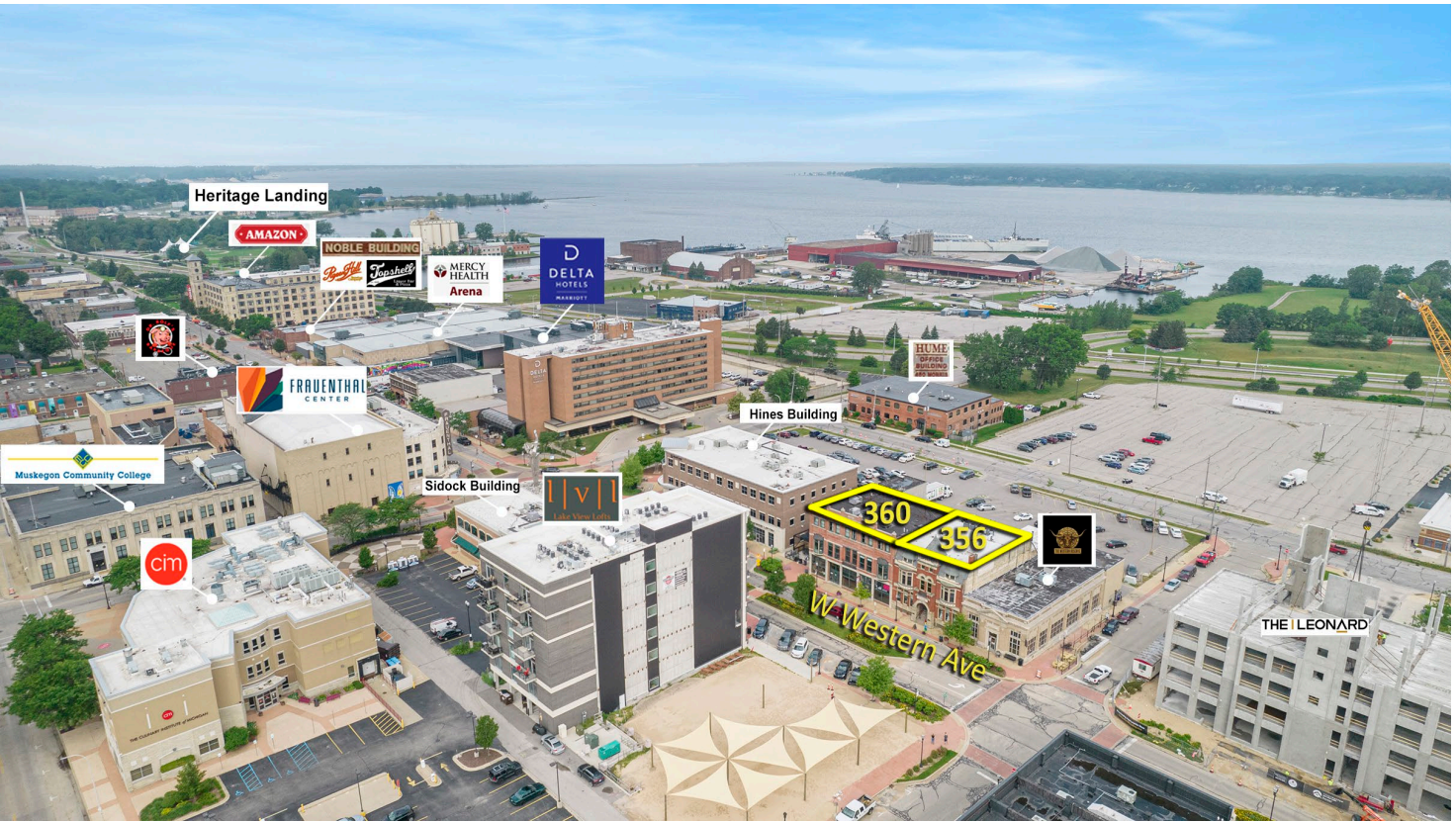
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Birdseye Aerial



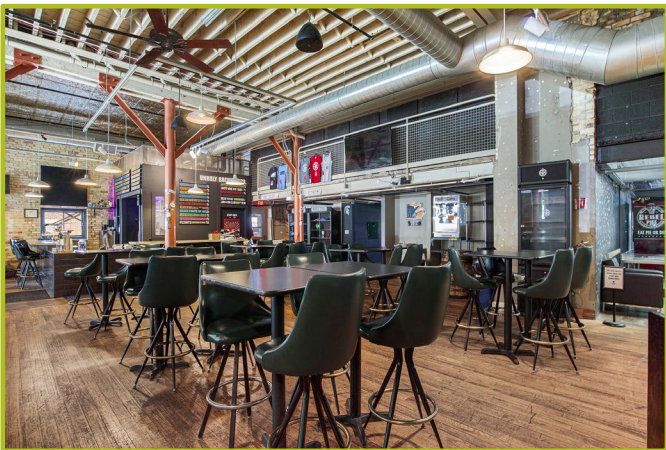
Offering Summary

Current Income:	\$119,052
Reimbursement Income:	\$ 81,420
Total Income:	\$200,472
Operating Expenses:	(86,875)
Net Operating Income (NOI):	\$113,597
Capitalization Rate:	8.1%

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## Unruly Brewing



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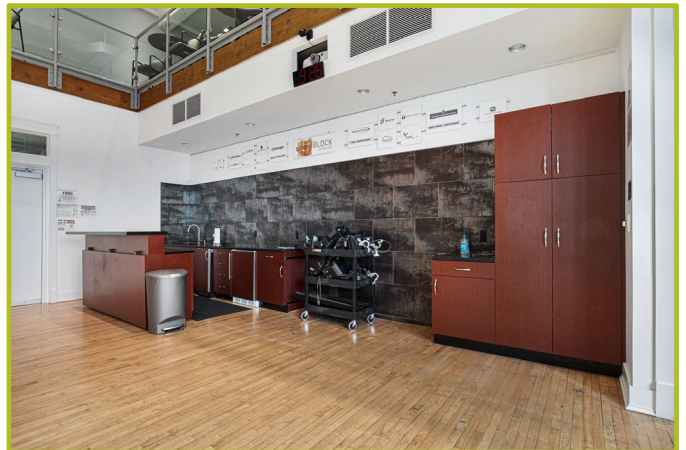
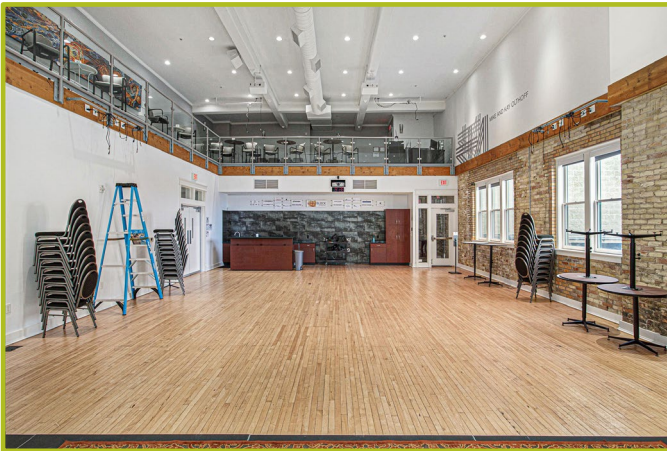
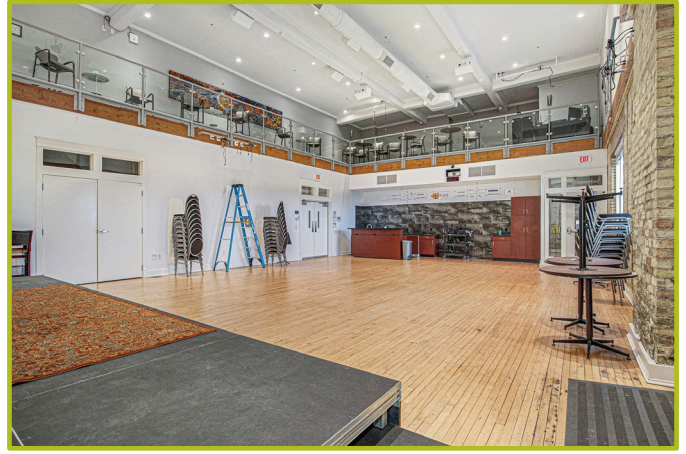
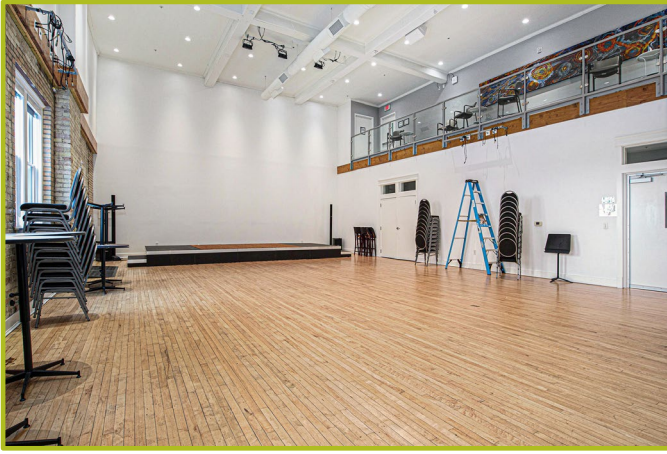
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## The Block – Live Performance Venue



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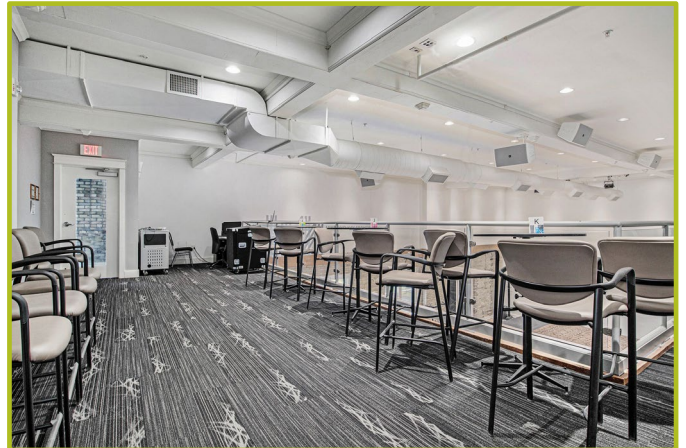
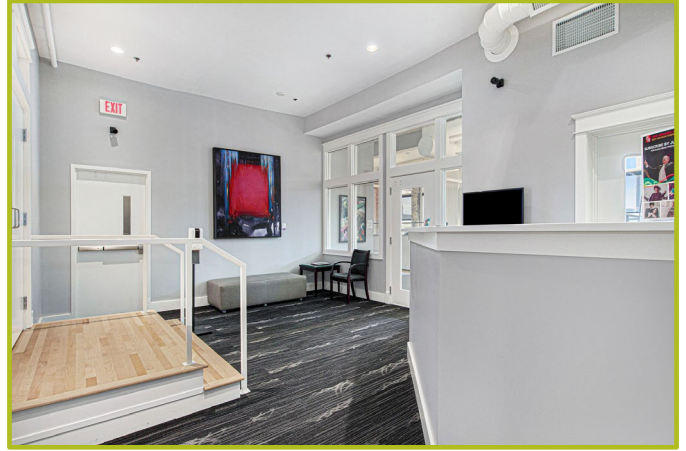


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## West Michigan Symphony Offices



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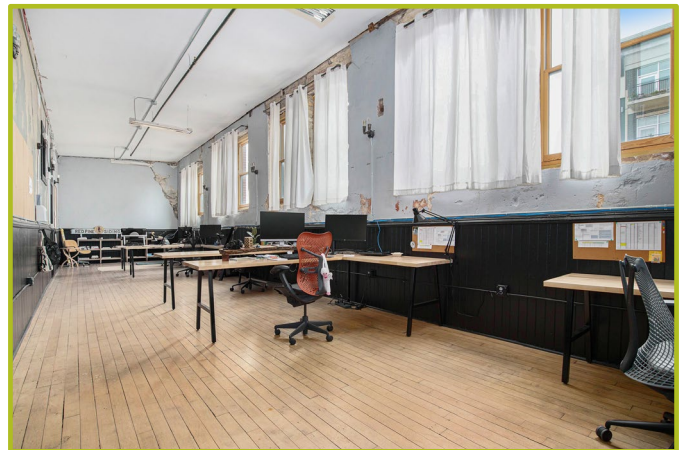
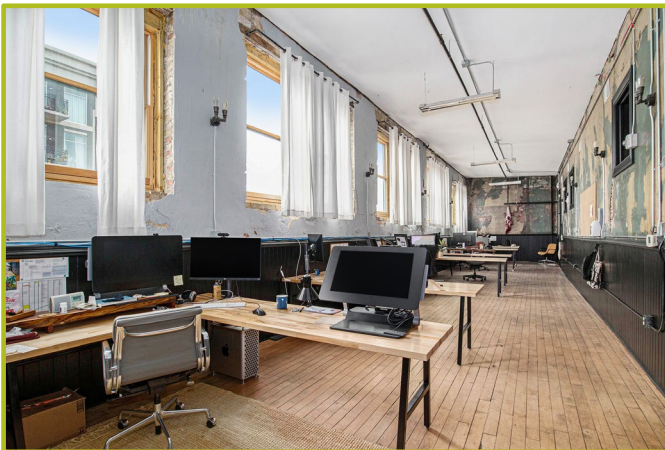
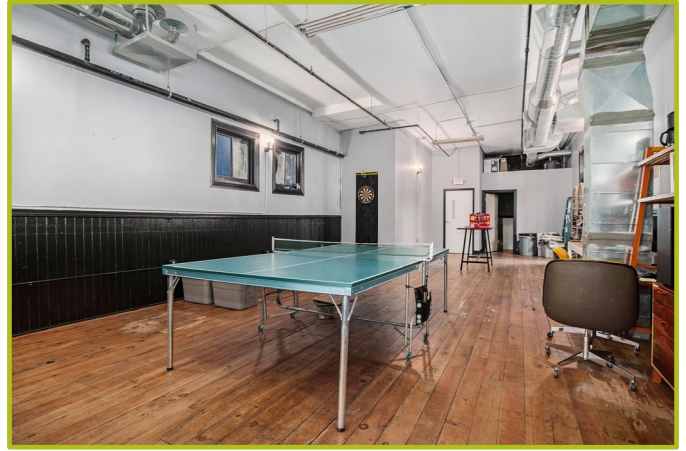
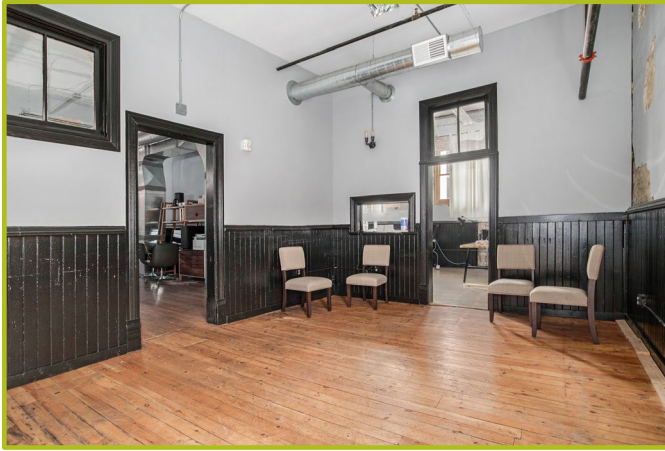


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## Open Concept Office Space



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