

Now Available for **SALE** from



CLASS A OFFICE BUILDING

7040 STADIUM DRIVE, KALAMAZOO, MICHIGAN

- ◆ Located on Stadium Drive, West of US-131
- ◆ 19,456 SF of Fully Finished Class A Office Space
- ◆ Income Opportunity From ATM Lease-Back
- ◆ Well Maintained with Many Improvements

Rick DeKam, CCIM

Phone: 269.323.0717
Mobile: 269.207.5430
Email: rick@midwestrealty.com

Andrew Gyorkos

Phone: 269.323.0717
Mobile: 269.760.5201
Email: andrew@midwestrealty.com

2314 Helen Avenue
Portage, MI 49002

Real Estate For Sale At...

\$1,400,000

The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective buyers should complete their own due diligence and should not rely on seller-provided materials or representations.



Now Available for **SALE** from



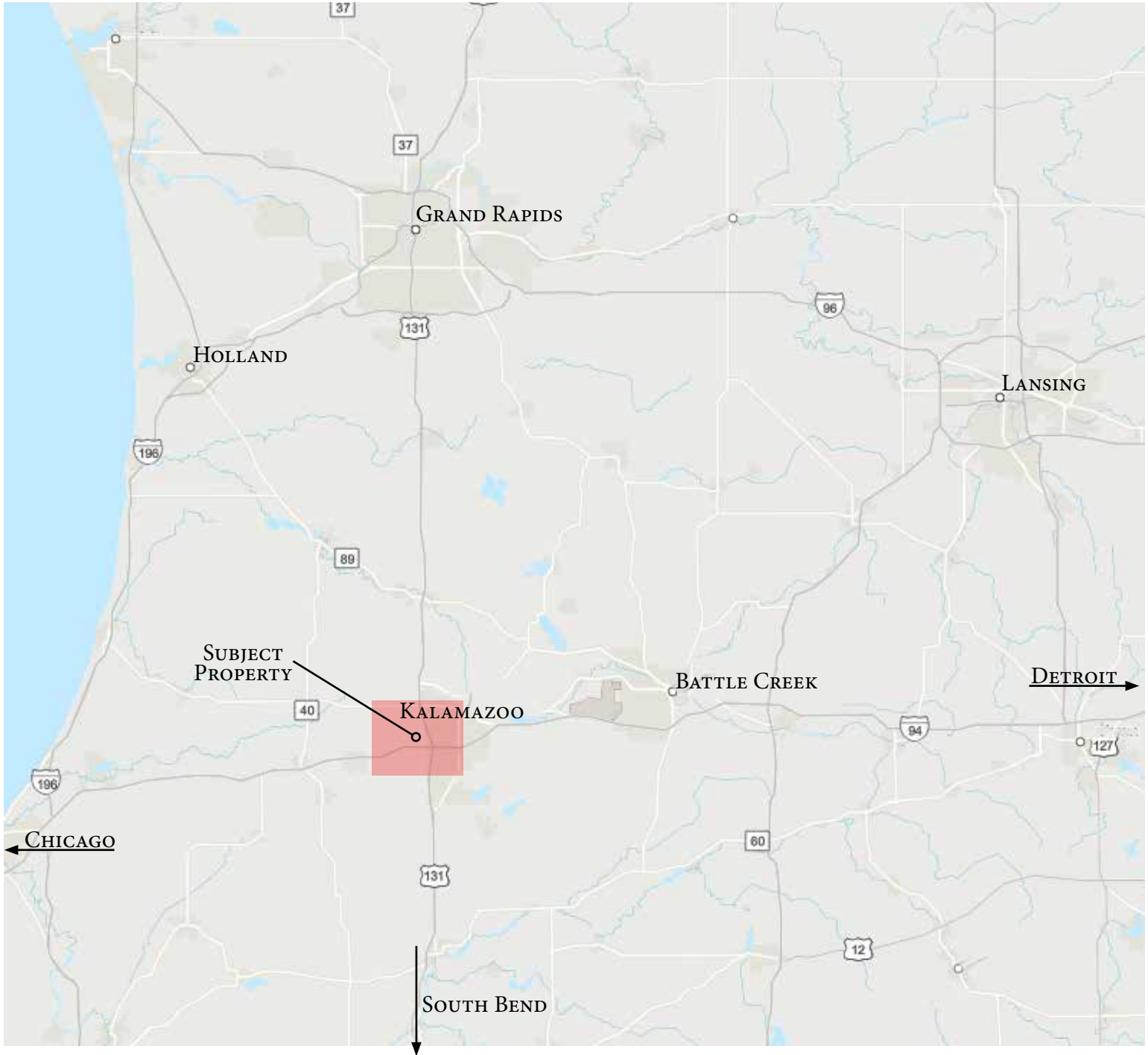
SALIENT FACTS

PROPERTY DESCRIPTION	This all-brick, Class A office building, is located on Stadium Drive in Kalamazoo, Michigan. An elevator provides ADA compliant access to the walkout lower level. Main Floor: Large foyer entrance, 18 oversized private offices, kitchen/break room with attached deck, three bathrooms, two conference rooms, and a central bullpen. Lower Level: Vestibule entrance, kitchen/break room, ample storage space, two bathrooms, wide open bullpen, two private offices, two large training rooms with removable divider, dedicated I.T. equipment room, and multiple HVAC access rooms.	
OTHER	60 KW whole-building backup generator, brand new roof, parking lot replacement within last four years. FF&E package is available for purchase separately from the real estate.	
SIZE	Main Floor: 9,960 SF Lower Level: <u>9,496 SF</u> Total: 19,456 SF	The property is situated on 3.39 acres at the corner of Stadium Drive and 8th Street
SALE PRICE	\$1,400,000	
YEAR BUILT	Constructed in 1995 with the lower level finished in 2006.	
PARKING SPACES	105 marked spaces on asphalt paved lot.	
MUNICIPALITY	Oshtemo Township, Kalamazoo County	
ZONING	C - Local Business District	
PROPERTY TAXES	2015 Actual: \$31,937.95	
TAX ID	05-34-230-049	
UTILITIES	Water, Sewer, Gas, Electric, Fiber, Telephone	
RESERVED	Owner occupied until November 2017. Seller intends to keep the drive-up ATM that is currently in place and either lease back from Buyer or carve out with an easement. Sale excludes bank and credit union users.	
LISTING AGENTS	Contact Midwest Realty Group for more details on this property.	
	Agent: Rick DeKam, CCIM Phone: (269) 323-0717 Mobile: (269) 207-5430 Email: rick@midwestrealty.com	Agent: Andrew Gyorkos Phone: (269) 323-0717 Mobile: (269) 760-5201 Email: andrew@midwestrealty.com

NOW AVAILABLE FOR **LEASE** FROM



REGIONAL MAP



CHICAGO
140 MILES WEST

SOUTH BEND
80 MILES SOUTH

GRAND RAPIDS
50 MILES NORTH

DETROIT
145 MILES EAST

NOW AVAILABLE FOR **LEASE** FROM



AREA MAP



Now Available for **SALE** from



PARCEL VIEW

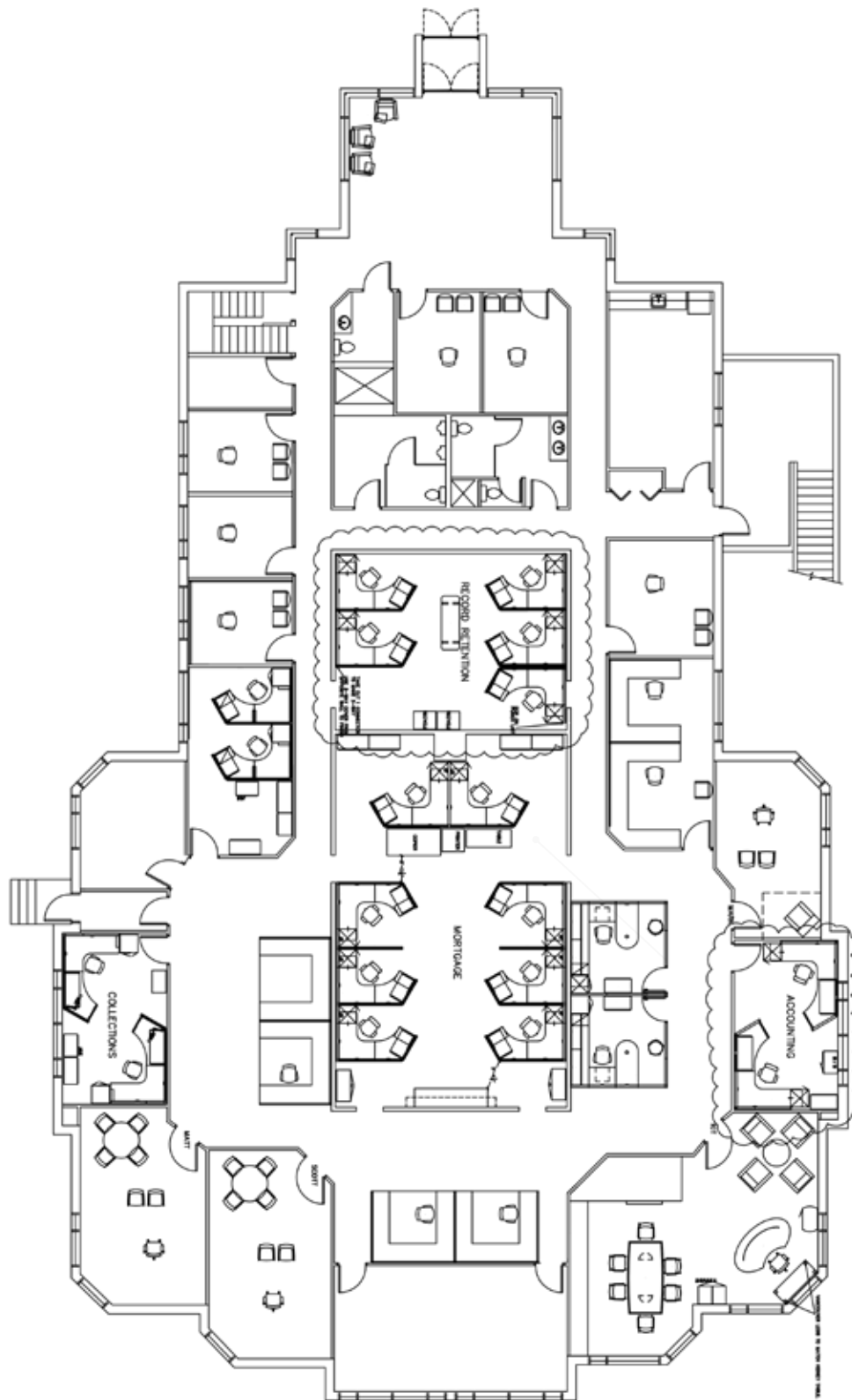


NOTE: The property boundaries illustrated above are believed to be accurate and are based upon the property owner's support. However, a buyer should still perform a new survey for precise boundaries and legal description.

Now Available for **SALE** from



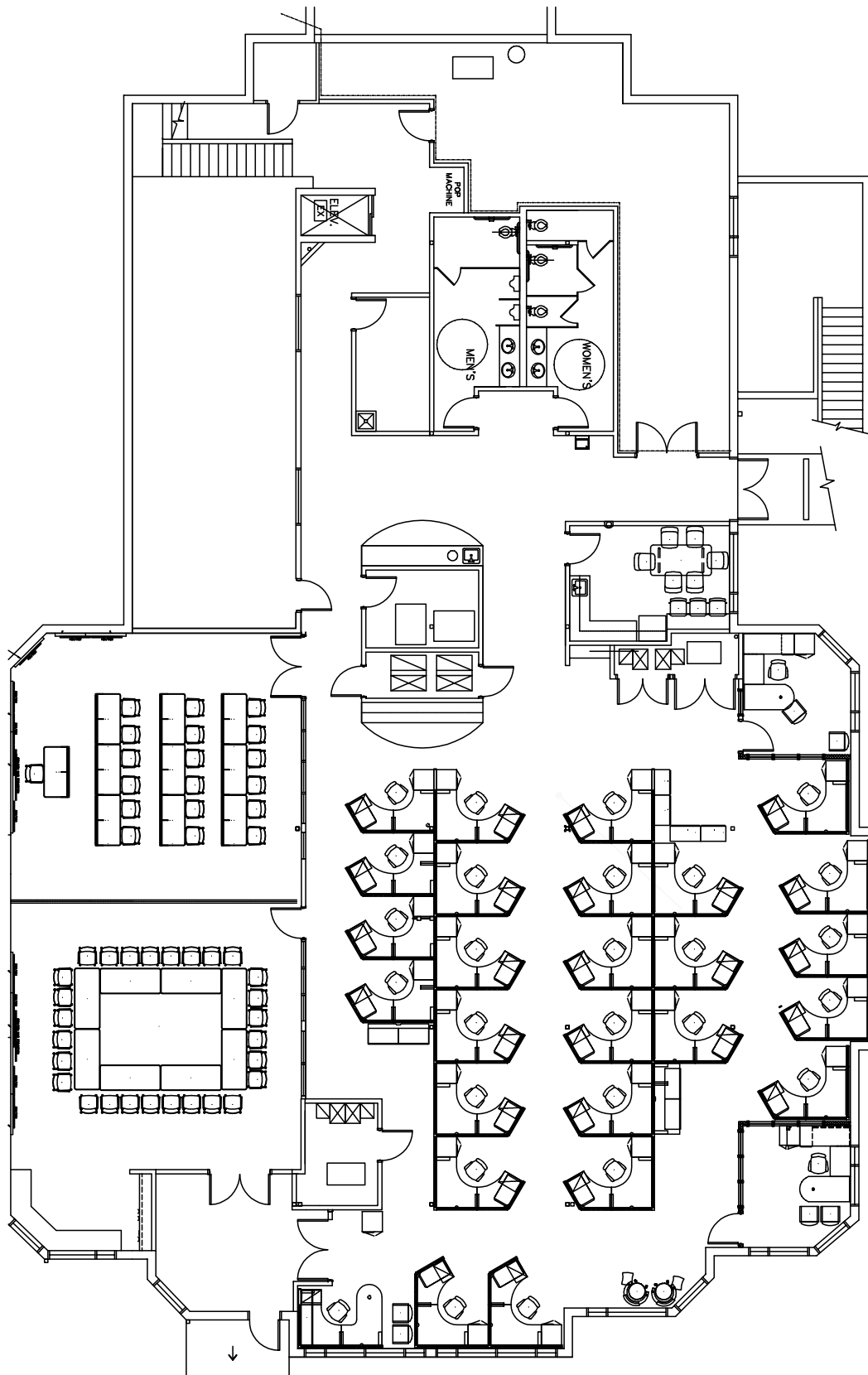
FLOOR PLAN
Main Level



Now Available for **SALE** from



FLOOR PLAN
Lower Level



Now Available for **SALE** from  **MIDWEST
REALTY
GROUP**

PHOTOS



Now Available for **SALE** from  **MIDWEST
REALTY
GROUP**

PHOTOS

