

Now Available for **SALE** from



# DOWNTOWN PROFESSIONAL BUILDING

1 West Michigan Avenue, Battle Creek, MI

- ◆ One of Battle Creek's Best Downtown Locations.
- ◆ Includes Large Adjacent Surface Parking Lot.
- ◆ Owner Willing To Leaseback approx 2,800SF From Buyer, Or Will Relocate.
- ◆ All Brick Exterior With Steel & Concrete Structure.

## ADDITIONAL HIGHLIGHTS

- Hard Corner Location at Traffic Light
- Across From Kellogg Foundation
- Building Expandable
- Parking Expandable
- Former Bank For Past 150+/- Years

*For Sale At:*  
**\$1,600,000**

**Rick DeKam, CCIM**

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2314 Helen Ave, Portage, MI 49002

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.



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## SALIENT FACTS

<b>PROPERTY DESCRIPTION</b>	Two-story professional office building available for sale. Originally built as a freestanding single-user facility by Michigan National Bank. The owner is a law firm that currently resides in the building, who's willing to leaseback approx 2,800SF, or relocate. Includes adjacent surface parking lot, which is rare for Central Business District buildings. This building is ideal for a single occupant, but is easily divided for two (2) tenants per floor.
<b>AREA INFORMATION</b>	Fantastic Central Business District location in Downtown Battle Creek, situated at the hard corner of West Michigan Avenue and Capital Avenue, with additional frontage on Jackson behind the property. This property is located opposite from the Kellogg Foundation campus.
<b>AGE</b>	Built in 1994.
<b>CONDITION</b>	This property has been very well maintained and shows well inside and out.
<b>SIZE</b>	Building - 13,133 sq.ft. (with room for expansion) Lot - .70 acres.
<b>STRUCTURE</b>	All steel and concrete block structure, with concrete between floors and all-brick exterior. Tinted thermopane windows and glass entry doors with large vestibules at the front and rear entrances. Composite roof re-coated in 2018.
<b>BARRIER FREE</b>	ADA compliant, with full-size elevator.
<b>PARKING</b>	Adjacent surface lot with 28 striped stalls, with room to potentially add seven (7) additional parking stall with municipal approval.
<b>TAX</b>	2019 SEV - \$495,911 (2019 taxes \$30,054.74) Parcel Number: 0252-00-064-0
<b>UTILITIES</b>	Public water and sewer connected; gas and electric connected (by Consumers Energy); fiber Internet & phone connected (by CTS); AT&T also available; cable TV connected.
<b>HVAC</b>	Gas-fired, forced-air VAV system throughout, with radiant floor heat system
<b>OTHER AMENITIES</b>	Building security system, parking lot control system, full wet-type fire protection system, and internal roof hatch and ladder.

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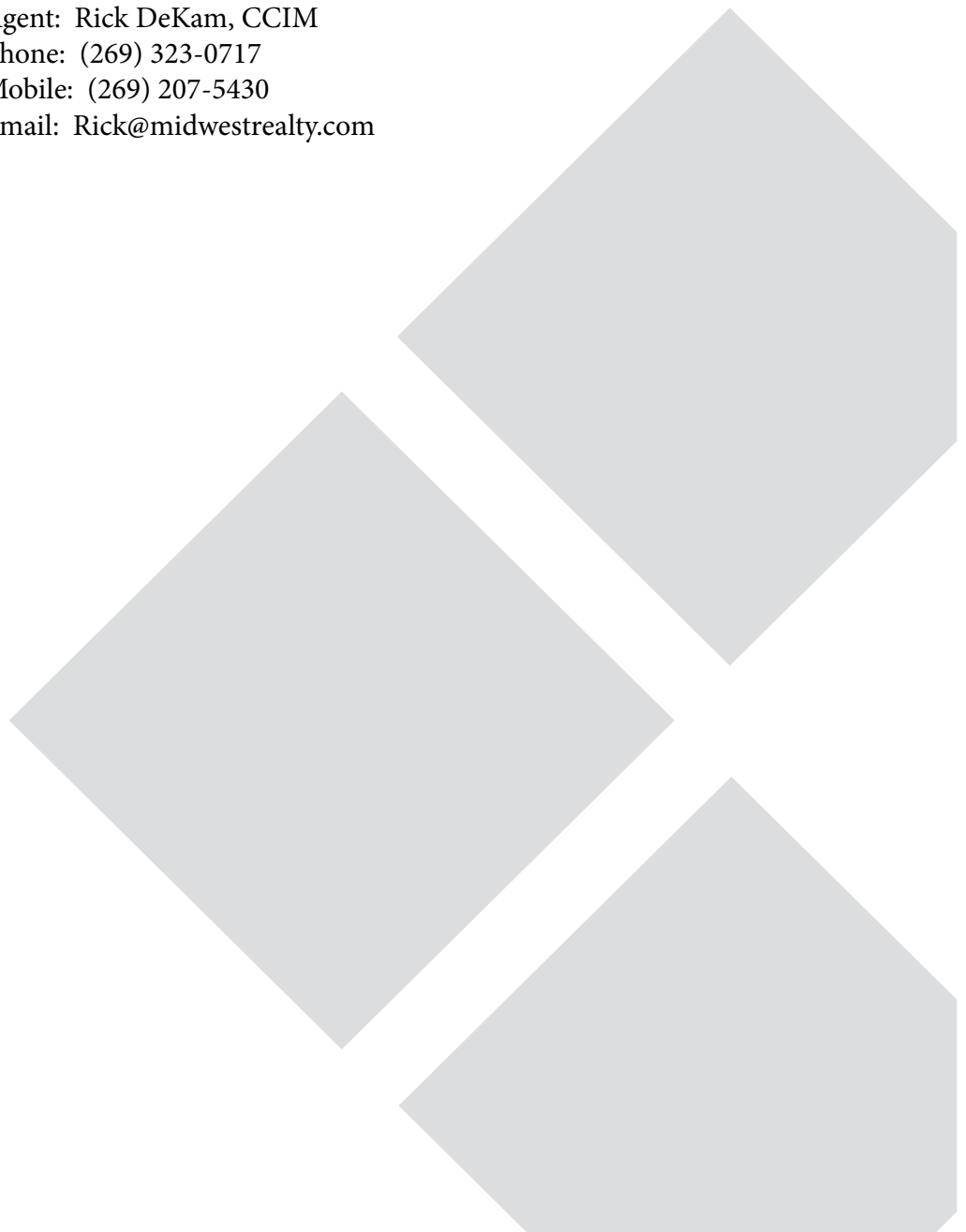
**SALIENT FACTS CONTINUED**

**ZONING** C7 - Street Level Retail District (permits office, medical, banking, retail and restaurant uses)

**SUPPORT ON FILE**

- Building Construction Drawings and Site Plan
- Survey
- Environmental Report
- Title Commitment

**LISTING AGENT** 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](mailto:Rick@midwestrealty.com)

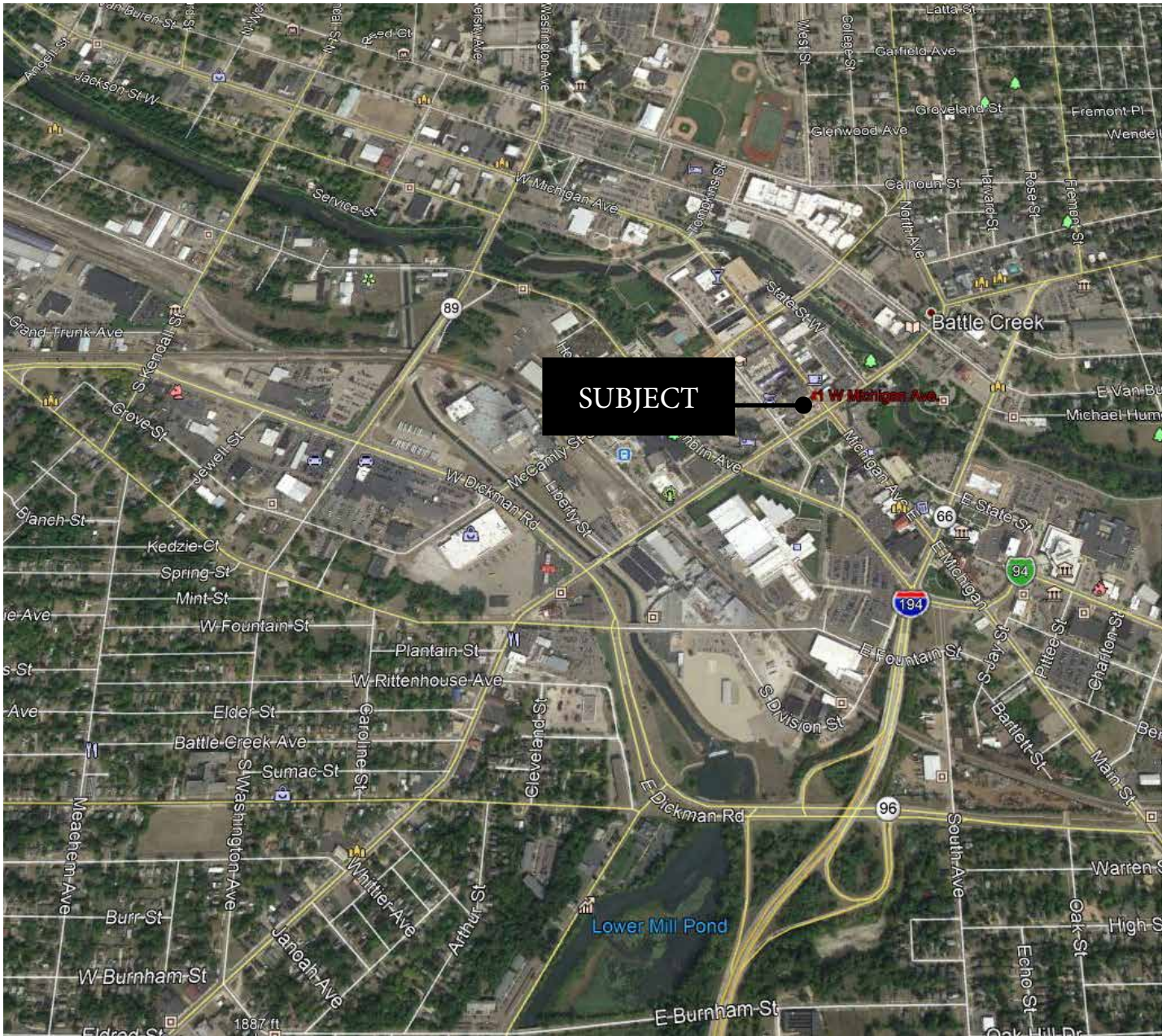




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Downtown Area





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Aerial of Immediate Area

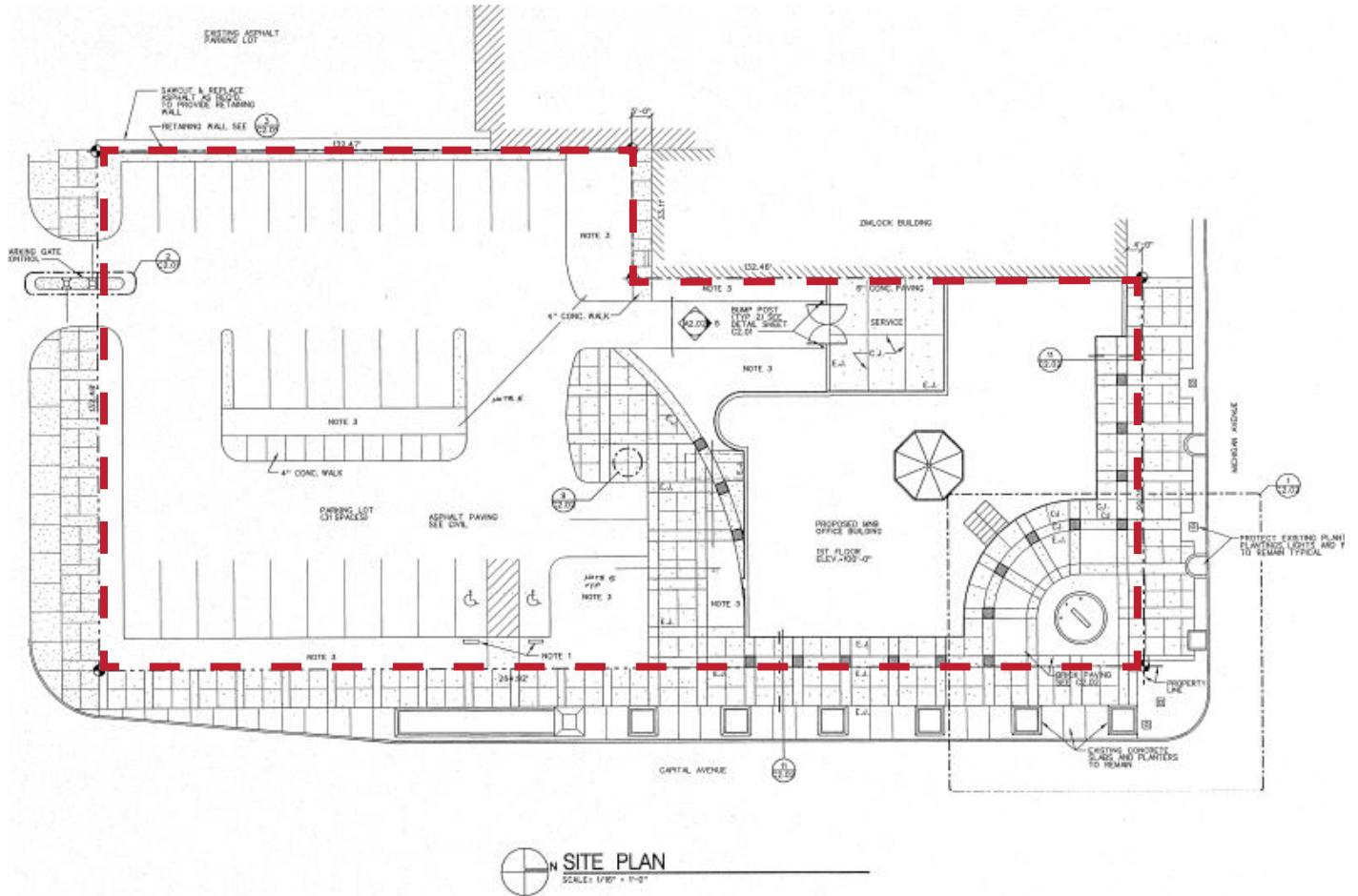


Downtown Battle Creek looking due west over the Battle Creek River.

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# Site Plan



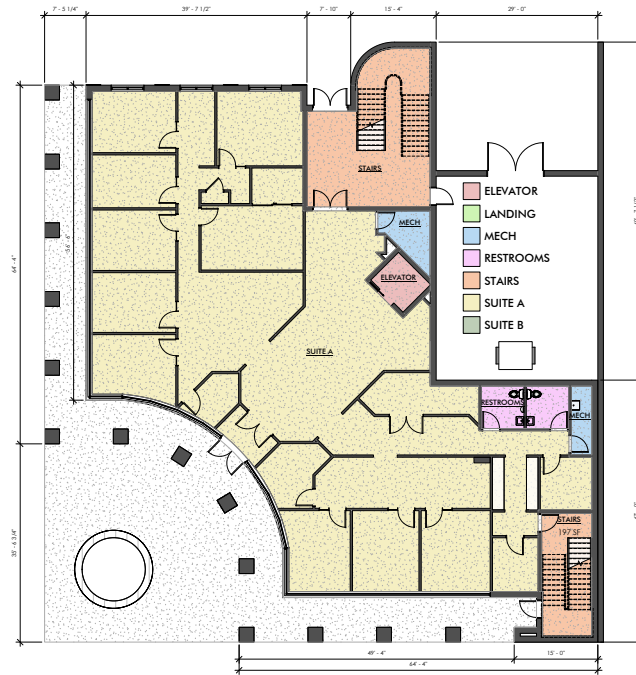
Note: Red hashed line illustrates property boundary.

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## Existing Floor Plan

### FIRST FLOOR



### SECOND FLOOR



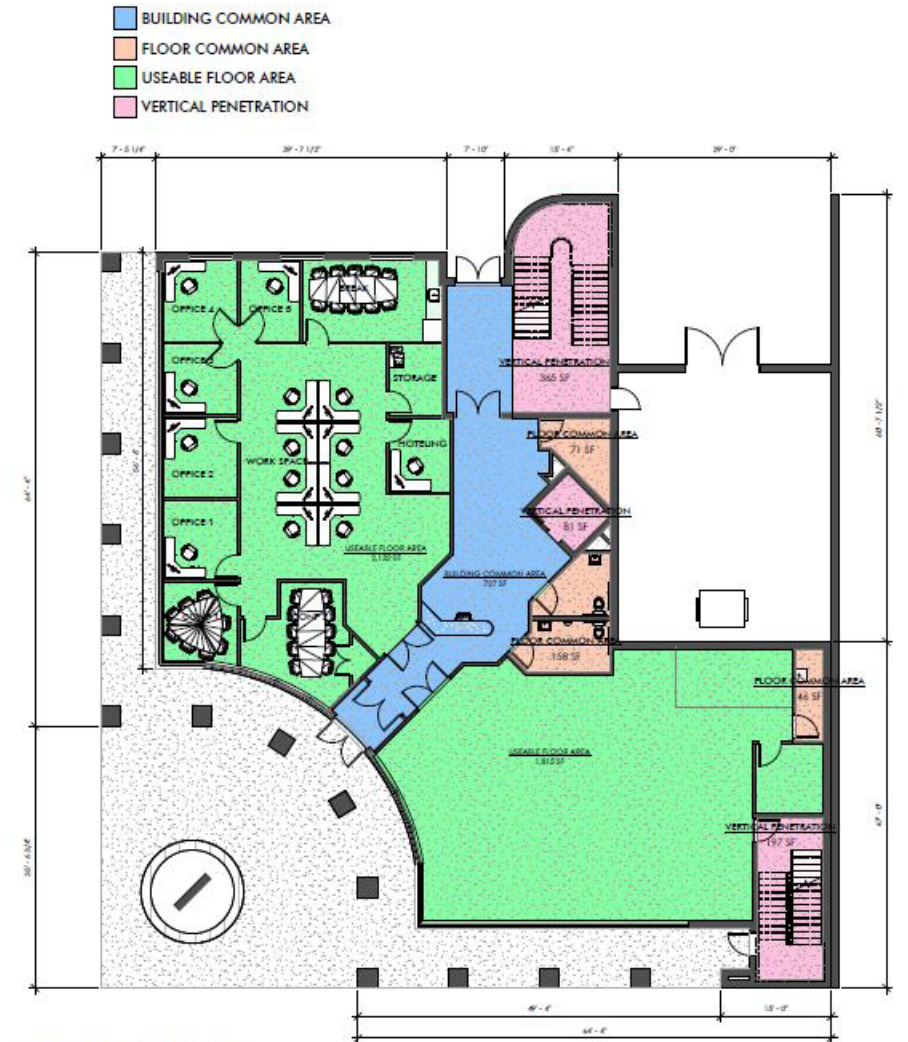


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## Possible Floor Division

### FIRST FLOOR



Note: The reconfiguration of the main floor includes new common areas with public restrooms. The designed suite would satisfy the existing law firm's requirements, who are willing to leaseback this space for a new owner. The remaining open suite could be leased or used by the new owner. We may have a prospective tenant for this space as well.



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FRONT



REAR



ENTRANCE



LOBBY AREA



TYPICAL OFFICE



VIEW FROM 2ND FLOOR



LAVATORY



2ND FLOOR OPEN AREA