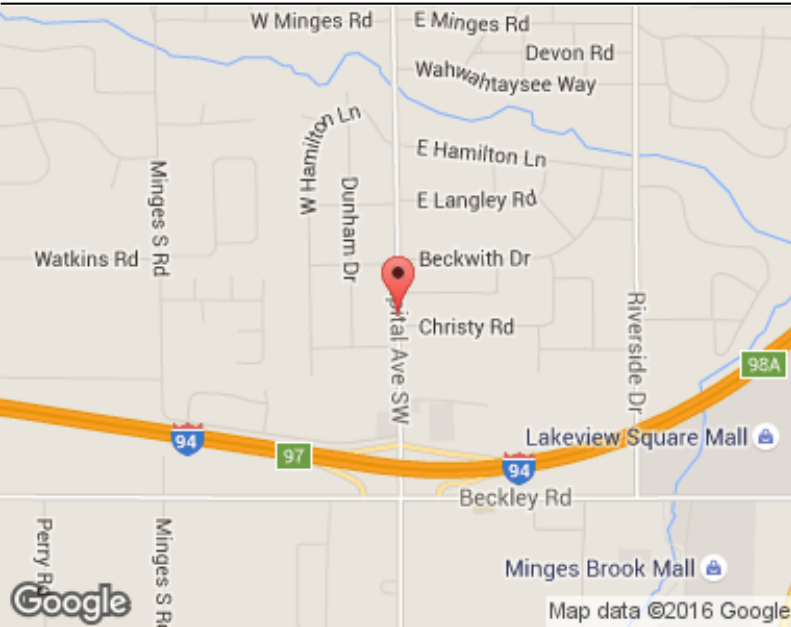


Battle Creek Office/Retail Capital Avenue near I-94

Office
For Sale or Lease
2503 - 2505 SW Capital Avenue
Battle Creek, Michigan

Overview:

7,609 SF Building for sale. Open floor plan. Great visibility. Located just off I-94 on busy Capital Avenue. Grade level door in the back. Perfect for office/retail use.



Contact Information:

Patrick Song

(269) 373-8191 [direct]
(269) 267-6945 [mobile]
psong@ccmichigan.com

Information:

Gross Size:	7,609 SF
Buildings / Units:	1 Building / 2 Units
Building Levels:	1 Level
Total Acres:	0.67 Acres
Lot Dimensions:	181' x 162'
Year Built:	1979
Zoning Code:	REF
Construction:	Brick / Concrete
Sewer / Water:	Public / Public
Heat Type / Source:	Central / Gas
Parking # / Type:	30 / Paved
Restrooms:	1 / Per Unit
Air Conditioning:	Central Air
Ceiling Ht Min/Max:	10' - 12'
Utilities Attached:	Gas and Electric

Sale Price:

\$749,000

Lease Price:

\$11.50/SF NNN