

# 847 S. Garfield

Traverse City, MI 49686



**FOR SALE/LEASE**

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**COLDWELL  
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# Executive Summary

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### Property Highlights:

- Ideal location for retail business
- Very large parking lot
- 3 driveways and corner lot for easy ingress/egress
- Alley access for deliveries with rear door

### Location Highlights:

- Main business corridor in Traverse City
- Good Visibility
- Good business mix



### The Property

847 S. Garfield  
Traverse City, MI 49686

### Features

2400 square foot retail condo space. Set up with large open showroom in front and office with 2 bathrooms in the back. There is one additional storage room in the middle of the space.

Neighboring businesses include:

- Edson Farms Natural Foods
- Scuba North
- Agave Mexican Grill
- Heavenly Ham
- UPS Store
- Bikram Yoga
- Denture Clinic

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### Asking Price/Lease Rate

**\$189,000**

Condominium Fee runs \$200/month

Lease \$2000 per month plus utilities and association fee.

### Location:

Commercial condo located on Garfield Avenue. Just North of Center Street. Located between Bikram Yoga and Agave Restaurant.

### Other Features

Parcel Tax ID:	28-51-480-009-00
Road:	Paved
Construction:	Block & Brick
Heat/Cooling:	Natural Gas, Forced Air
Township:	Traverse City
Parking:	Shared, Paved lot
Year built:	1978
Condo Assoc:	Yes
Zoning:	C1
Assessed Value:	\$131,100
Taxable Value:	\$98.100

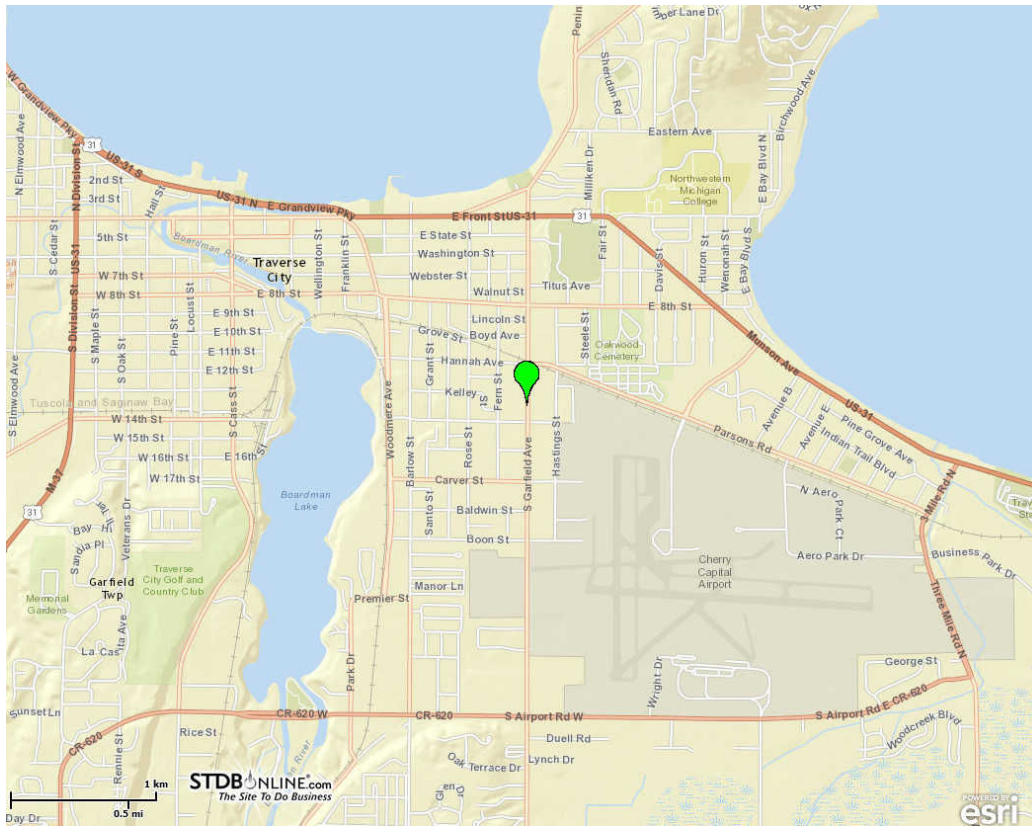


# Property Photos





# Maps & Aerials



# Maps & Aerials



## Contact Information

For more information, please contact:

### **Dan Stibel, CCIM**

**Coldwell Banker Commercial  
SCHMIDT REALTORS**

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### **Peggy Street, Assistant**

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