

## Medical Office Building Excellent Location

Office / Investment  
For Sale or Lease  
710 North Avenue  
Battle Creek, Michigan

### Overview:

This Medical Office Building is ideally positioned near Bronson Methodist Hospital. Half of the building is currently occupied by Bronson. The other half of the building is currently vacant providing an excellent opportunity for either a Tenant, Owner/Operator, or Investor wishing to lease to additional tenant(s).



### Information:

Gross Size:	17,215 SF
Available for Lease:	2,215 - 17,215 SF
# of Buildings:	1 Building
Building Levels:	2 Levels
Total Acres:	5.75 Acres
Lot Dimensions:	261' x 960'
Recommended Use:	Office / Investment
Zoning Code / Description:	C2 / Commercial
Construction:	Brick / Frame
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking # / Type:	Approx. 110 / Asphalt
# of Restrooms:	Per Unit
Air Conditioning:	Central Air
Utilities Attached:	Gas and Electric
Utilities Available:	All Public Utilities

### Contact Information:

**Matthew Callander** (CCIM)

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### Sale Price:

**\$899,000**  
PRICE REDUCED !!

### Lease Price:

**\$9.00/SF NNN**