

5085 Anna Drive

Traverse City, MI 49684



FOR SALE

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Executive Summary

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Property Highlights:

- Ideal set up for medical office or medical related business.
- Finished space in move-in condition.
- Can be customized to fit user's needs.

Location Highlights:

- Located near Munson Medical Center
- Good visibility on corner of Cedar Run Road and Anna Drive

The Property

5085 Anna Drive
Traverse City, MI 49684
12,000 SF Building

Features:

Class A medical office space for sale in medical community by Munson Medical Center.

Excellent investment property. Lower level is 5400 sq. ft of finished space leased to Munson Hospital. There is a grade level entrance on both the main and lower level with parking on both levels. Main level is 6544 sq. ft. of finished medical office space.

Existing practice could vacate main floor space or sign a new lease for half the space depending on buyer's desires. 8% cap rate.

2,000 to 6,000 sq. ft. lease space available.

Executive Summary

Building Specifications

Building Type: Commercial

Parcel Number: Part of 28-05-080-010-00

Price

\$1,695,000

Location

Located just a few minutes from Munson Medical Center off of Cedar Run Road.

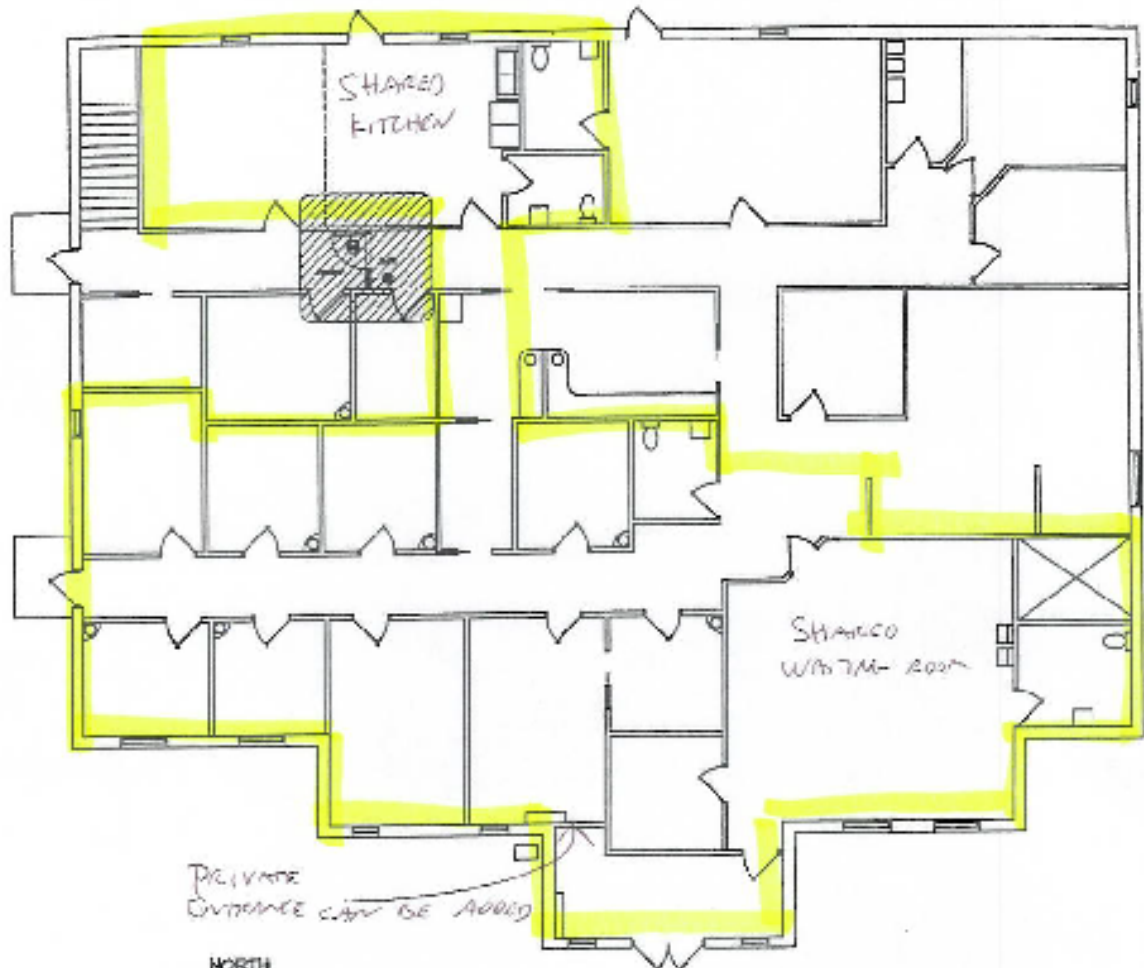
Other Features

Road:	Paved
Construction:	Brick
Heat/Cooling:	Natural Gas, Forced Air
Township:	Garfield
Parking:	On-site, Paved lot
Township:	Garfield

Property Photos



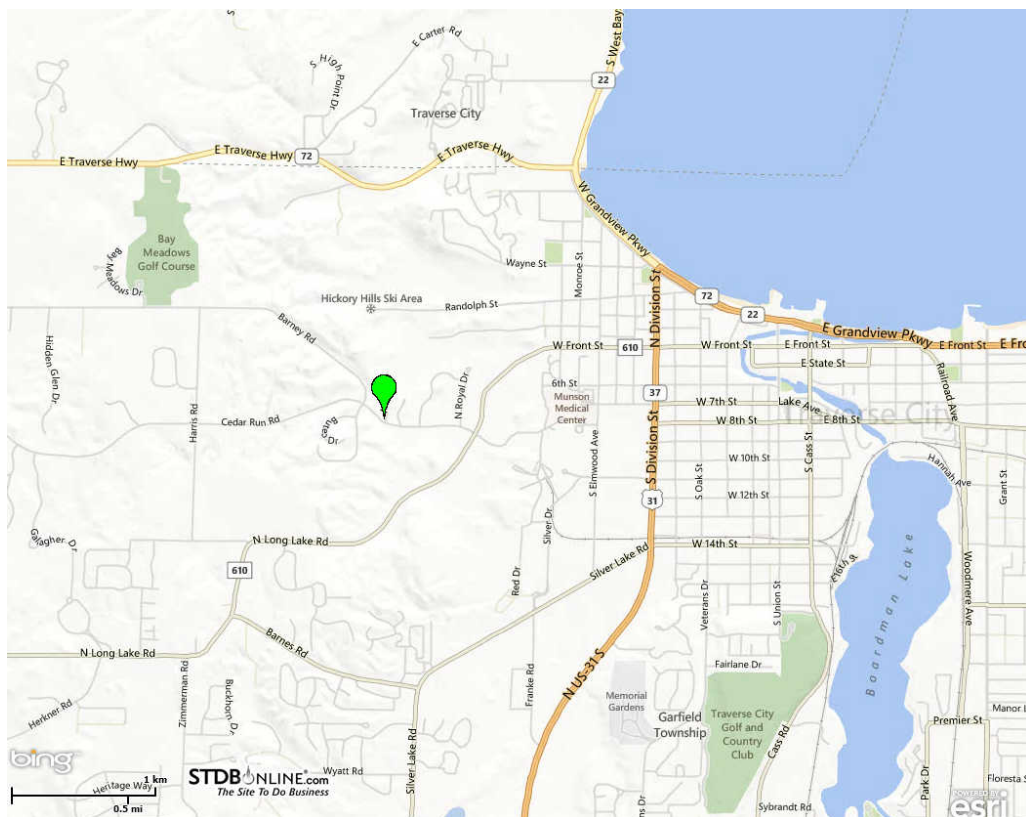
Floorplan



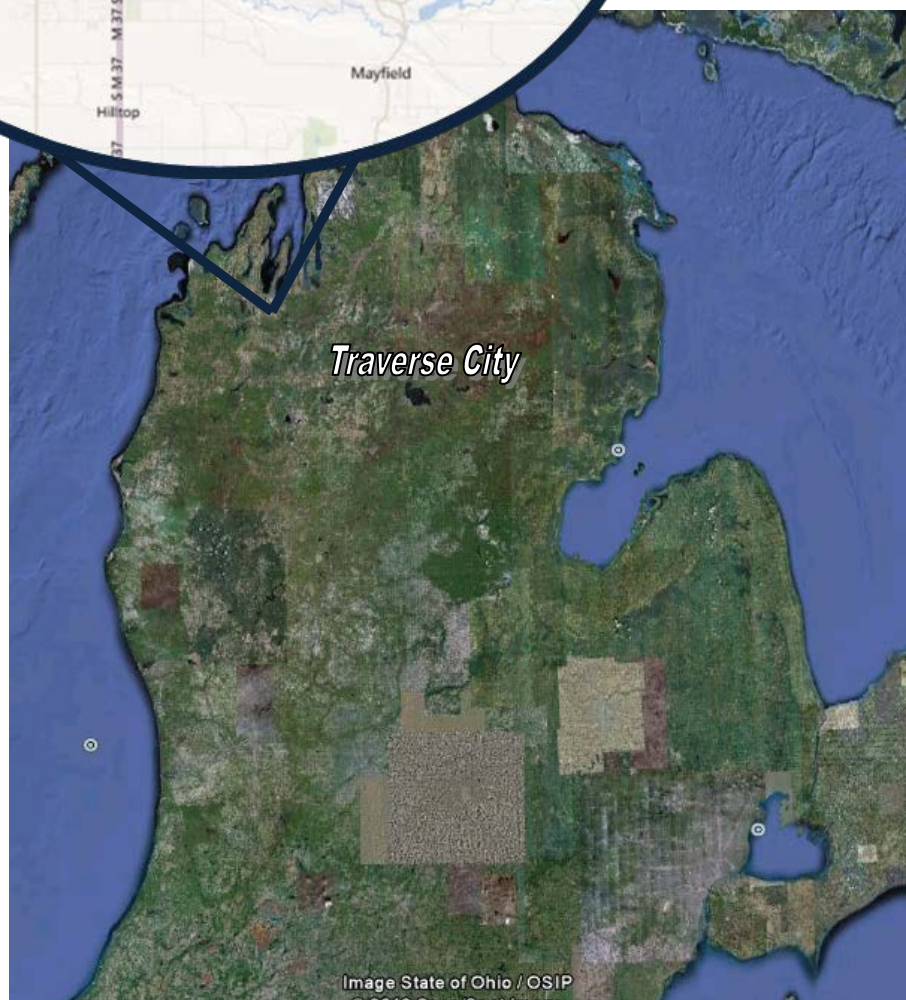
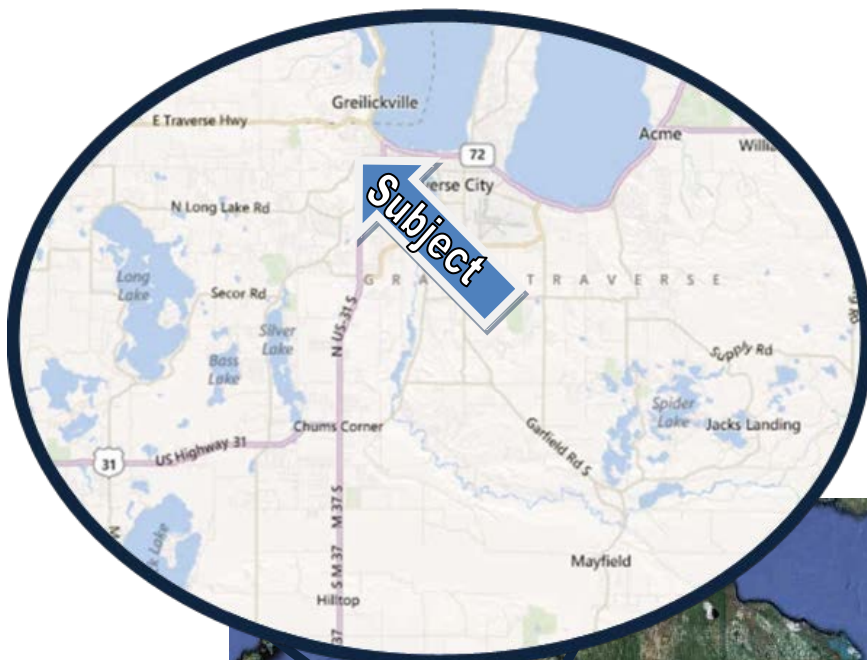
UPPER LEVEL WORK AREA

SEE SHEET A-6

Maps & Aerials



Maps & Aerials



Contact Information

For more information, please contact:

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