

# 5041 Royal Drive

Traverse City, MI 49684



## FOR SALE

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# Executive Summary

## Executive Summary

### Property Highlights:

- Ideal set up for medical office or medical related business
- Current floor plan easily allows for suite to be divided into two units
- Easy to customize space to fit user's needs and move right in

### Location Highlights:

- Located in medical office park
- Near Munson Medical Center
- Just west of downtown Traverse City



### The Property

5041 N. Royal Drive  
Traverse City, MI 49684

### Features:

Medical office condo with private entrance off parking lot. 2-unit building in medical office park located very close to Munson Hospital. Office has 5,225 usable SF and 5,622 total SF including share of common foyer on main level. Basement is an additional 2,200 SF for storage and mechanicals and is shared with one other owner (Pulmonary & Critical Care). Fiber optic data transmission to Munson. HVAC new about 5 years ago.

Current configuration includes:

- 10 exam rooms
- 1 large chemo room
- 5 doctor's offices
- Break room with sliding door to patio
- 2 waiting rooms
- Reception area
- Lab

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## Building Specifications

Building Type: Commercial- Medical Office

Parcel Number: 28-05-409-002-00

## Offer Price

\$875,000

## Location

Located off of Cedar Run Road, just west of Front Street and Munson Hospital

## Other Features

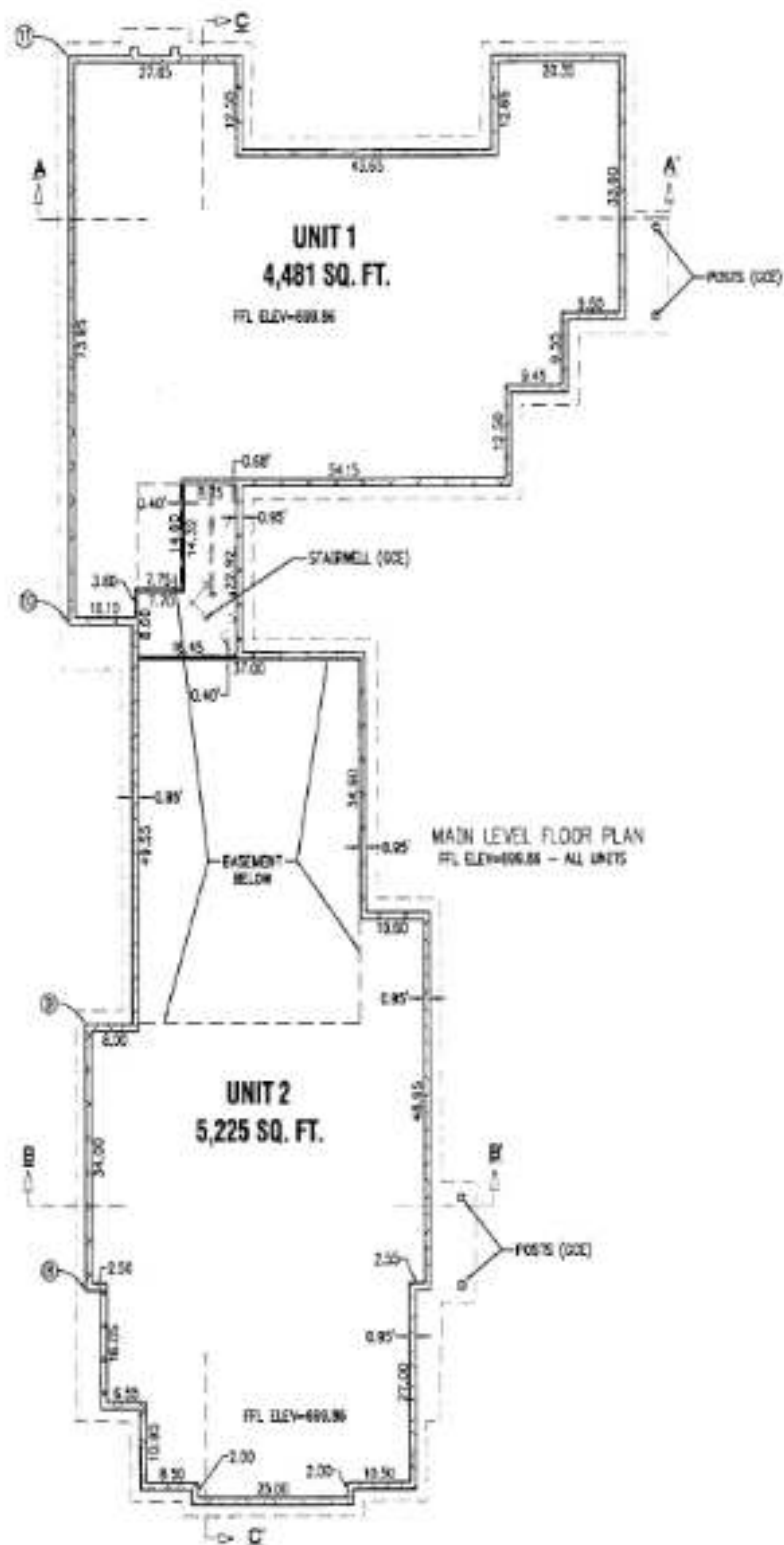
Road:	Paved
Construction:	Brick
Heat/Cooling:	Natural Gas, Forced Air, Central Air
Water/Sewer:	Municipal water and sewer
Township:	Garfield
Parking:	On-site, Paved lot
Zoning:	C- Office Commercial
Lot size:	2.15 acres
Year built:	1992
Basement:	Partial
2016 SEV:	N/A
2016 Taxable:	N/A



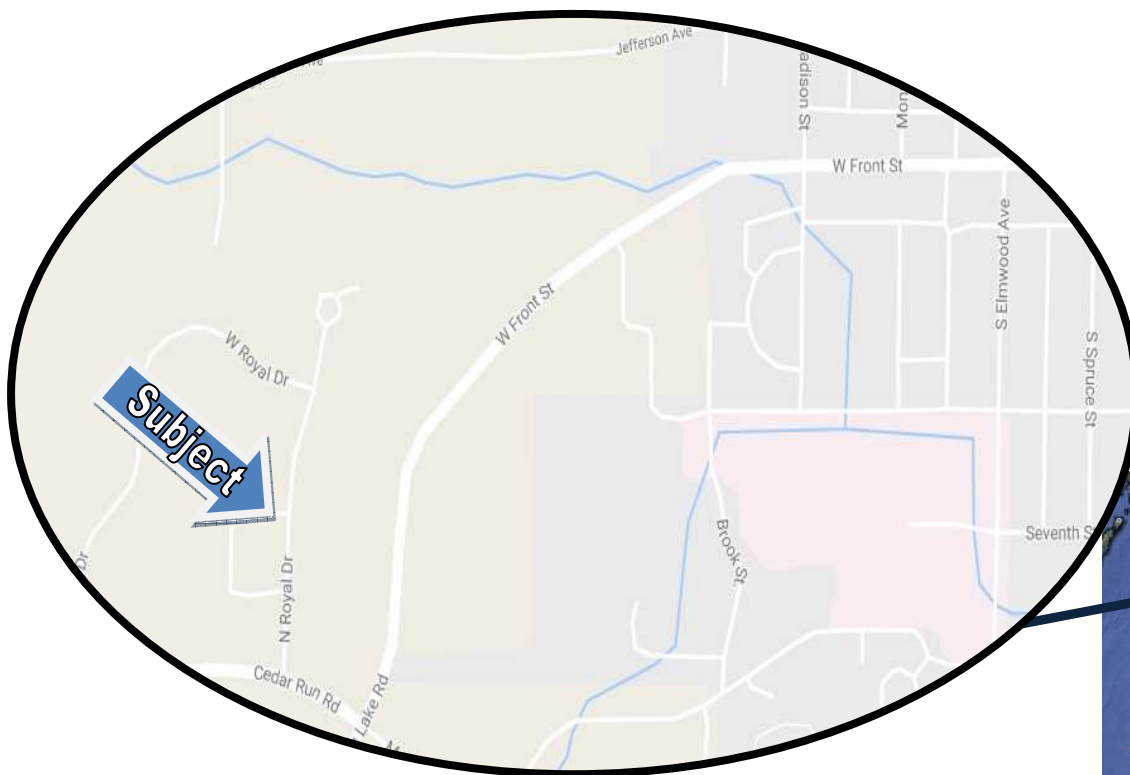
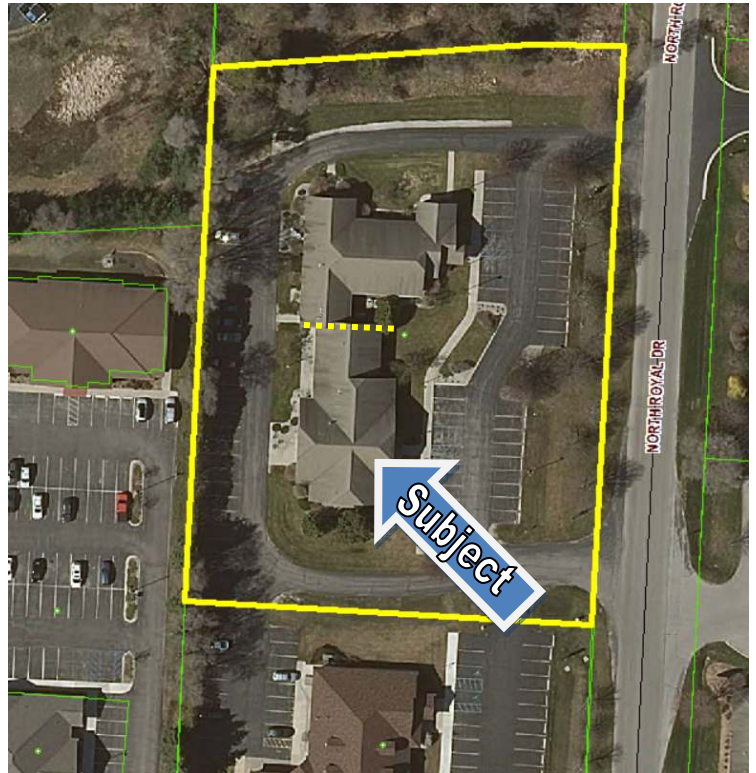
## Property Photos



# Floorplan



## Maps & Aerials



## Contact Information

For more information, please contact:

### **Dan Stiebel, CCIM**

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### **Peggy Street, Assistant**

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