



## DOWNTOWN KALAMAZOO OFFICE | RETAIL | INDUSTRIAL FOR SALE or LEASE

**505 EAST KALAMAZOO AVENUE** is well located at the gateway to Downtown Kalamazoo. This 8,474 square foot commercial building lies within walking distance to many restaurants, breweries, shopping, and large apartment developments.

The building is currently divided into 5 suites, but could be easily combined/reconfigured for several different size suites, with the smallest variation at about 1,000 SF.

The building has ~20 onsite parking spaces and great signage opportunities. With its location and character, the building would be perfect for a retail or office user. The building also has a ~2,500 SF industrial space, with overhead door to the rear of the building.



### AGENT INFORMATION

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**Kalamazoo**  
COMMERCIAL REAL ESTATE

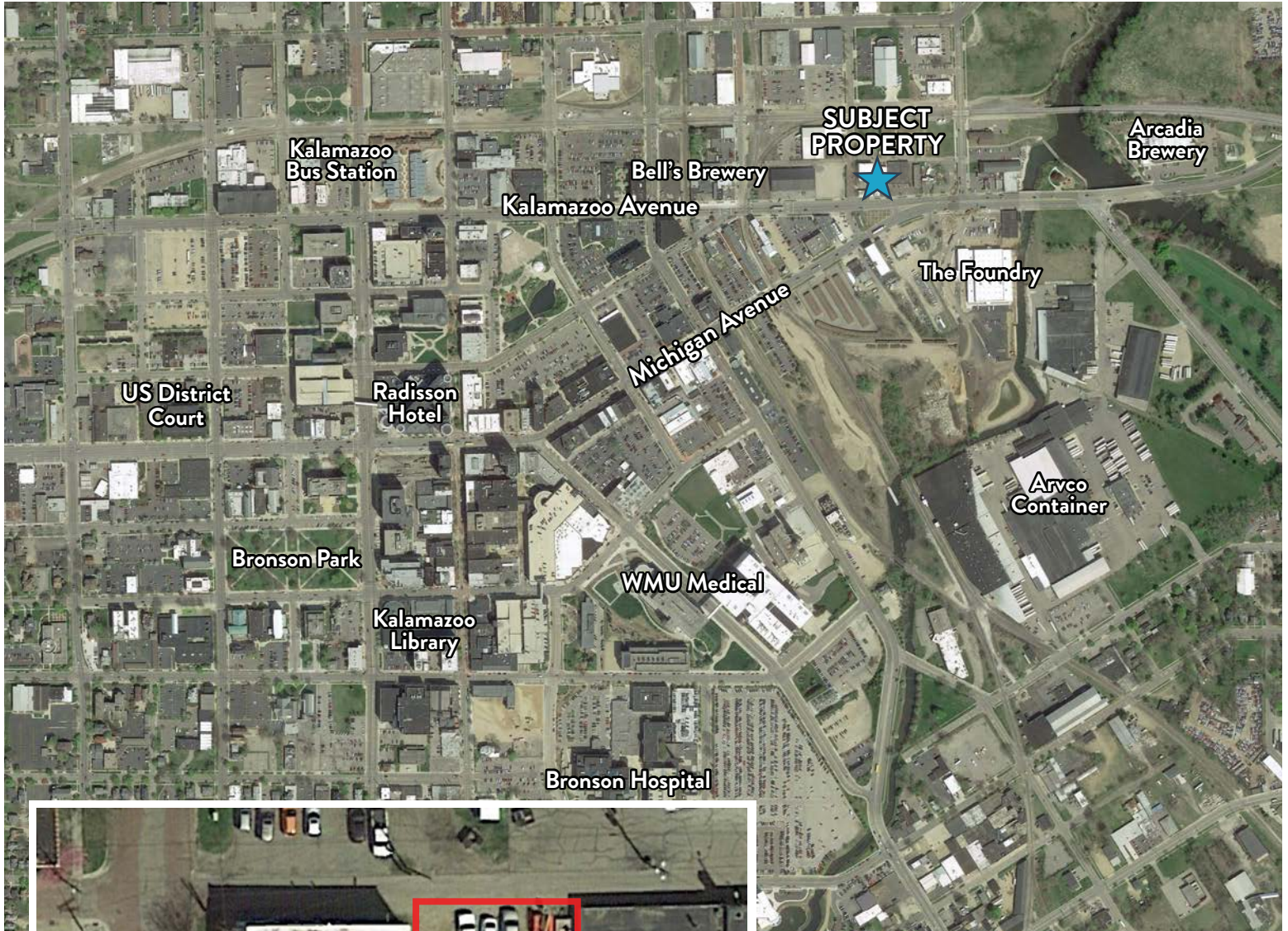
FOR SALE  
**\$560,000**

FOR LEASE  
**\$12.00 NNN**



# FOR SALE or LEASE

505 East Kalamazoo Avenue  
Kalamazoo, Michigan



## **PREMIUM LOCATION**

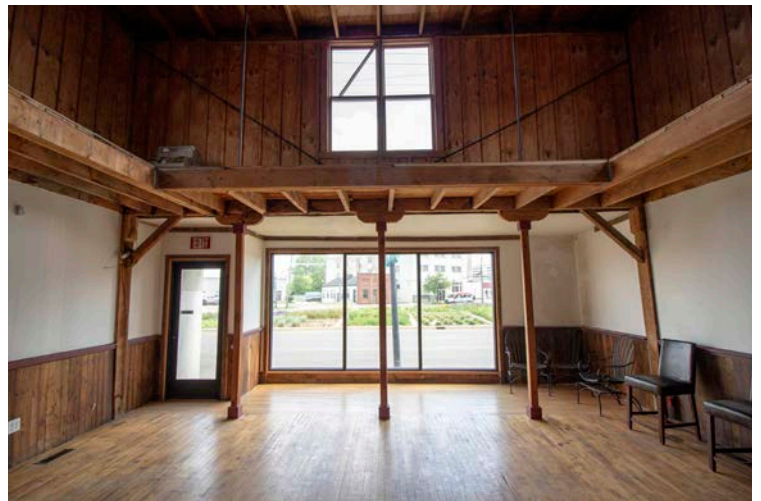
8,474 SF and .323 Acres located at the entrance of Downtown Kalamazoo. Just 600 feet from the doorstep of Bell's Eccentric Cafe and less than a half mile from the Radisson Hotel.

The ~2,500 SF rear industrial space with overhead door is a rare amenity for downtown Kalamazoo retail real estate.

An outstanding location for nearly any commercial interest.



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