

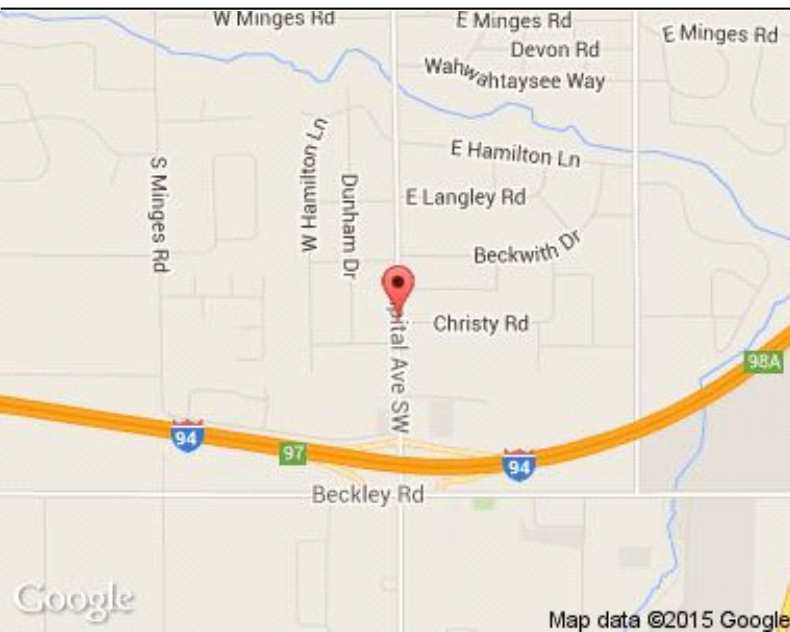
**Battle Creek Retail/Office**  
2503 Capital Avenue, SW | Battle Creek

## Battle Creek Retail/Office Capital Avenue near I-94

Retail / Office  
For Sale or Lease  
2503 Capital Avenue, SW  
Battle Creek, Michigan

### Overview:

For Sale or lease. One 1,940 SF suite available. Great visibility. Located just off I-94 on busy Capital Ave. 181' frontage on Capital. Perfect for retail or office use.



### Information:

Gross Size:	7,609 SF
Available for Lease:	1,940 SF
Buildings / Units:	1 Building / 3 Units
Building Levels:	1 Level
Total Acres:	0.67 Acres
Lot Dimensions:	181' x 162'
Year Built / Renovated:	1977 / 1979
Zoning Code:	REF
Construction:	Brick / Concrete
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking # / Type:	35 / Asphalt
Air Conditioning:	Central Air
Ceiling Ht Min/Max:	12' - 12'
Utilities Attached:	Gas and Electric
RE Taxes / Year:	\$14,127.00 / 2018

### Contact Information:

**Dave Keyte** (CCIM)

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### Sale Price:

**\$749,000**

### Lease Price:

**\$12.50/SF NNN**