

# Callander Commercial<sup>®</sup>

## Two Kalamazoo Businesses & Real Estate for Sale

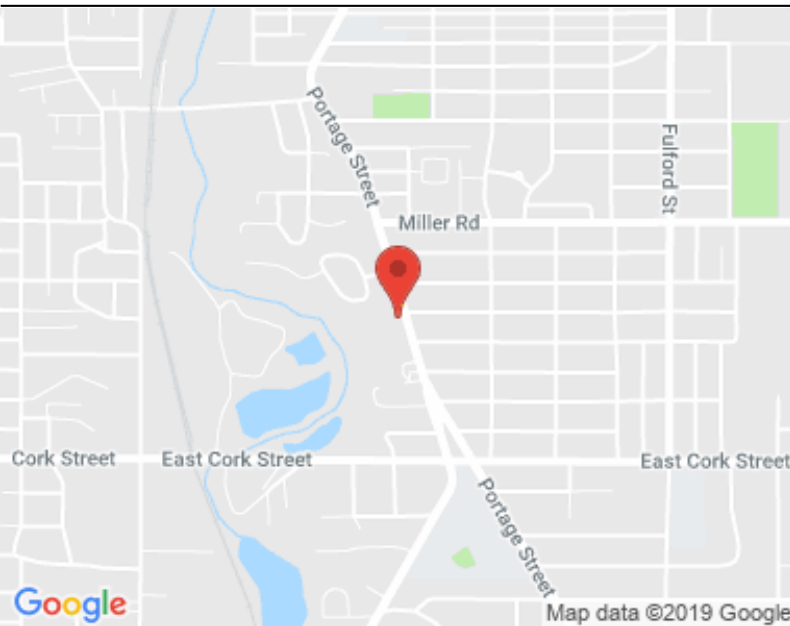
2706 Portage Street | Kalamazoo

### Two Kalamazoo Businesses & Real Estate for Sale Investment Opportunity

Retail / Investment  
For Sale  
2706 Portage Street  
Kalamazoo, Michigan

#### Overview:

This business specializes in vehicle transmission repair & replacement. However, they have a unique niche' market that rebuilds/repairs marine transmissions too. They ship transmissions all over the country. This is a profitable business & turn key to include tools, parts, customer list & real estate.



#### Information:

Gross Size:	4,998 SF
Office SF:	500 SF
Warehouse SF:	4,498 SF
Buildings / Units:	1 Building / 1 Unit
Total Acres:	0.90 Acres
Lot Dimensions:	132' x 298' Irr.
Year Built / Renovated:	1925 / 2011
Zoning Code / Description:	CC / Commercial
Construction:	Block / Concrete
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking # / Type:	30 / Asphalt and Gravel
Restrooms:	2 / Common Area
Air Conditioning:	Wall Units
Ceiling Ht Min/Max:	16' - 18'
Power:	440 / - 3 Phase

#### Contact Information:

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#### Sale Price:

**\$425,000**

Includes tools, parts, real estate and two businesses! See agent for financial package.