

# 134 W. State Street

Traverse City, MI 49684



**BUILDING FOR SALE**

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# Executive Summary

## Executive Summary

### Property Highlights:

- Beautifully updated building
- Onsite parking
- Extra large corner lot
- Two levels
- Owner occupied or investment potential
- Room to build additional buildings on lot

### Location Highlights:

- Located Downtown Traverse City
- Walk to numerous restaurants
- Area of new development
- Easy for customers to find
- Great Corner location
- Steps from the proposed new city parking structure



### The Property

134 W. State Street  
Traverse City, MI 49684  
3,984 sq. ft building

### Features:

Fantastic Downtown location

Large corner lot on State Street & Pine Street. 4,000 SF building on two levels. Rare on-site parking. This building is adjacent to the new city parking lot that is slated to become a new parking structure. With plenty of parking nearby, property is ripe to re-develop or keep building and add additional buildings on the site. The existing building has been completely remodeled and shows beautifully. Currently leased, although new owner could use part of the building for their own business. Great investment property.

# Executive Summary

## Building Specifications

Building Type:	Freestanding commercial office building
Roof:	Membrane
Township:	Traverse City
County:	Grand Traverse
Parcel Number:	28-51-794-020-00
Lot Dimensions:	99 x 119
Acreage	0.27 acres
Zoning:	C-4a Regional Business
Building Size:	3,984 SF upper and lower floors
Year Built:	1982
Remodeled:	2009
Water:	Municipal
Sewer:	Municipal
2016 SEV:	\$274,500

## Location

Located downtown Traverse City on corner of State and Pine.

## Price:

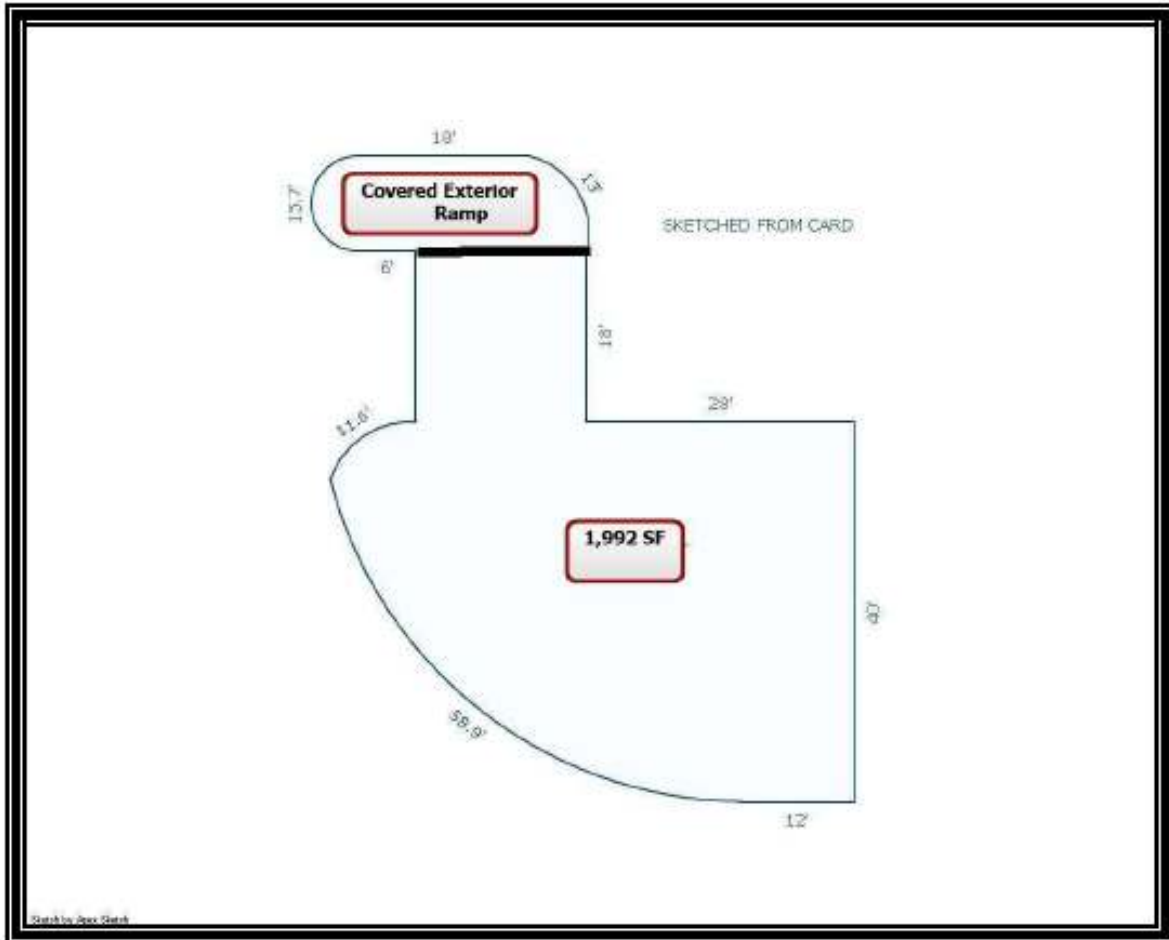
\$799,000



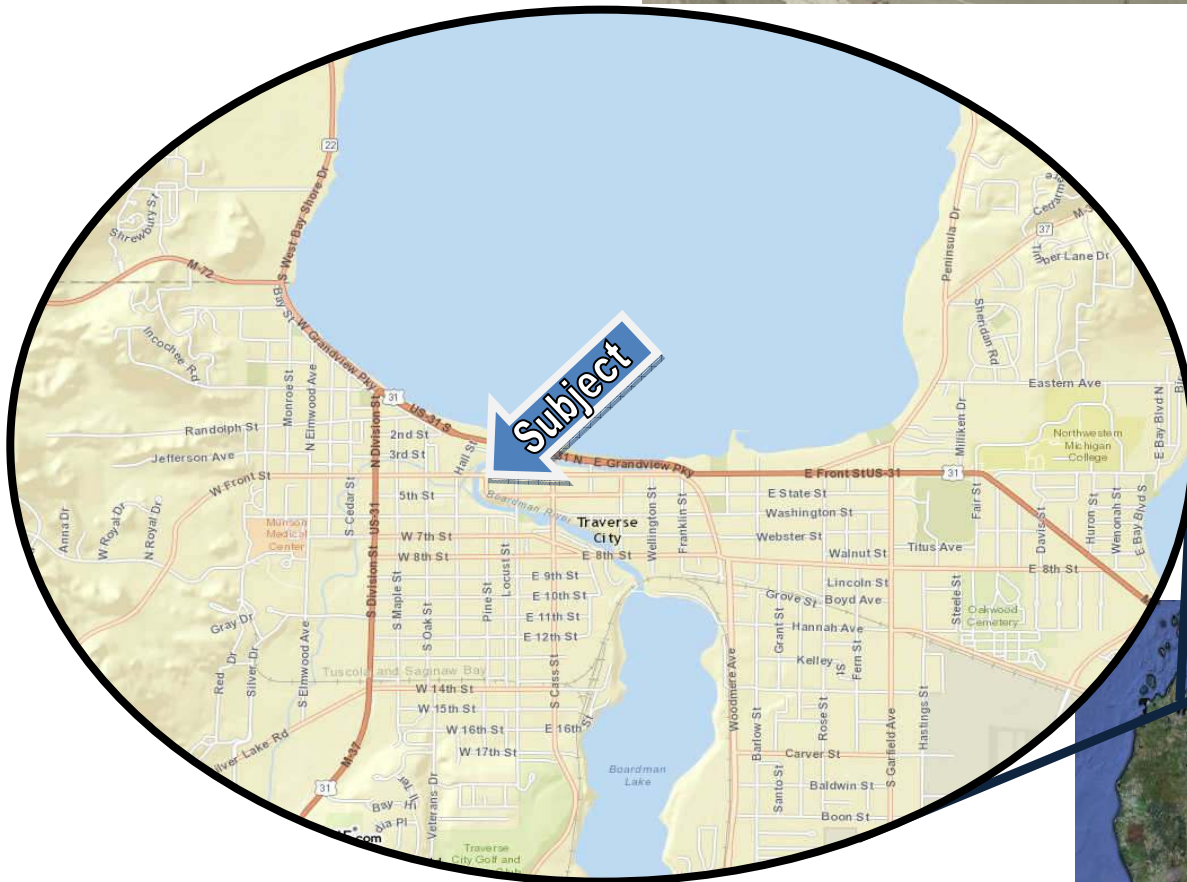
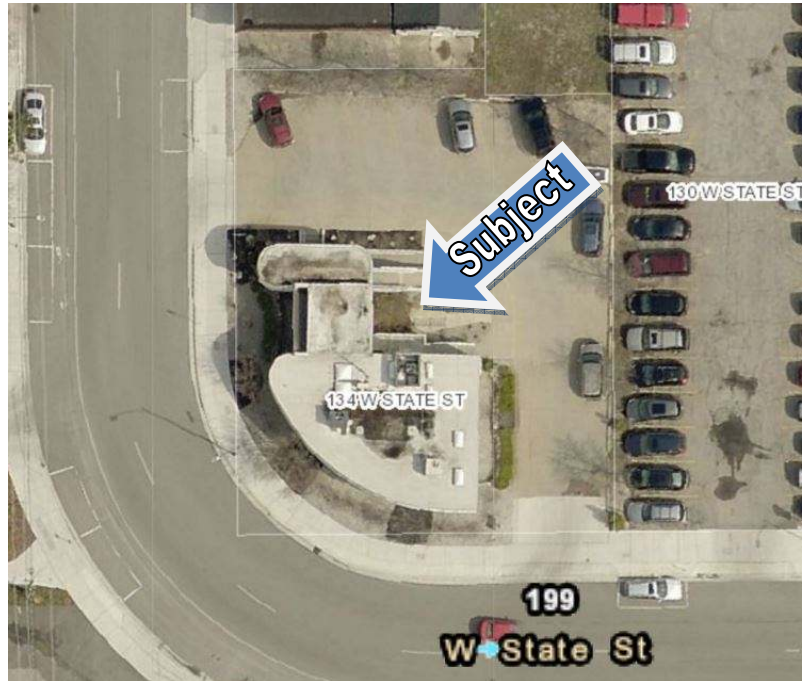
# Property Photo's



## Sketch



# Maps & Aerials



## Contact Information

### Contact Info

For more information, please contact:

### Dan Stiebel, CCIM

**Coldwell Banker Commercial**

**SCHMIDT REALTORS**

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