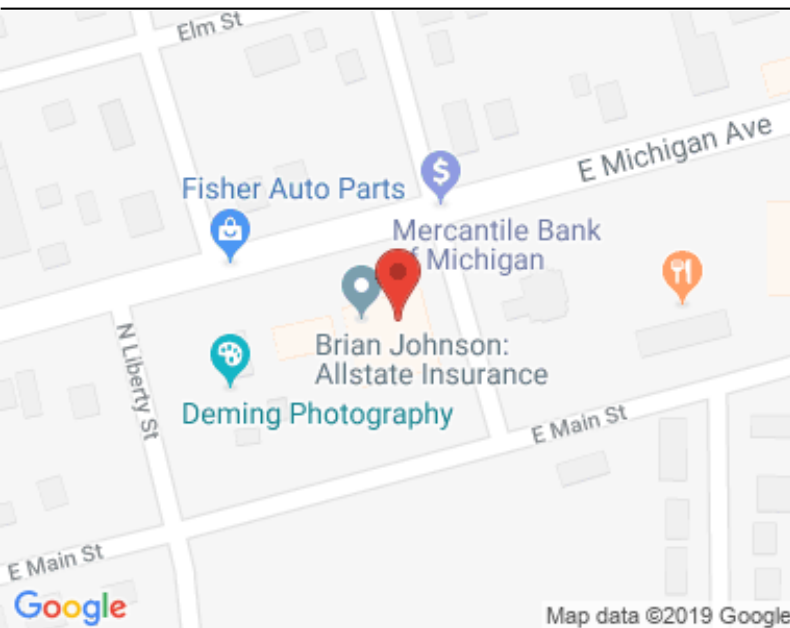


## Highly Visible Retail Center Great Signage & Location

Retail  
For Sale or Lease  
822-826 E Michigan Avenue  
Paw Paw, Michigan

### Overview:

For Sale or Lease. The end cap unit has a wide open floor plan which can be modified to any use. The signage on the building and pylon sign are both very visible and large. The lease rate on this building will not be beat in the area and tenant only pays rent, utilities, and pro-rata share of snow plowing.



### Contact Information:

#### Brian Schultz

(269) 373-8103 [direct]  
(269) 365-4165 [mobile]  
bschultz@ccmichigan.com



### Information:

County:	Van Buren
Municipality:	Paw Paw Township
Gross Size:	11,990 SF
Available for Lease:	2,400 SF
Buildings / Units:	1 Building / 3 Units
Building Levels:	1 Level
Lot Dimensions:	128' x 164'
Zoning Code / Description:	MDR / Medium Density Residential
Construction:	Block / Brick / Concrete
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking # / Type:	10 / Asphalt
Restrooms:	1 / Per Unit
Air Conditioning:	Central Air
Ceiling Ht Min/Max:	16' - 16'
Utilities Attached:	Gas and Electric

### Sale Price:

**\$449,000**

### Lease Price:

**\$8.00/SF Modified**