

4912 S. Garfield

Kingsley, MI 49649



FOR SALE

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Executive Summary

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Property Highlights:

- 3 separate shop bays
- 1 office
- Overhead garage doors to each unit
- 3 acre lot has room for outdoor storage
- Currently greenhouse using space on back of property
- Billboard income

Location Highlights:

- Excellent visibility on Garfield
- Near Mobil Gas Station and Kingsley Motel
- 3 Phase Electric and natural gas are now available at the road



The Property

4912 S. Garfield
Kingsley, MI 496902
5,360 SF Building

Features:

Industrial/Warehouse building with office North of Kingsley on Garfield Ave.

- Great visibility in high traffic area
- Suite A office is about 700 SF
- Suite A Bay is about 1,340 SF
- Suite B Bay is 1,900 SF
- Suite C Bay is 1,200 SF
- Each suite has separate electric and gas meters
- Tenants are month to month leases, so new owner could occupy the entire building, or extend the lease terms and keep as an investment property
- Additional income from billboard
- Traffic counts average 10,000 to 20,000 vehicles per day.

Executive Summary

Building Specifications

Building Type: Industrial/automotive service/warehouse

Parcel Number: 28-10-128-017-10

Asking Price

\$225,000

Location

Located North of Kingsley.

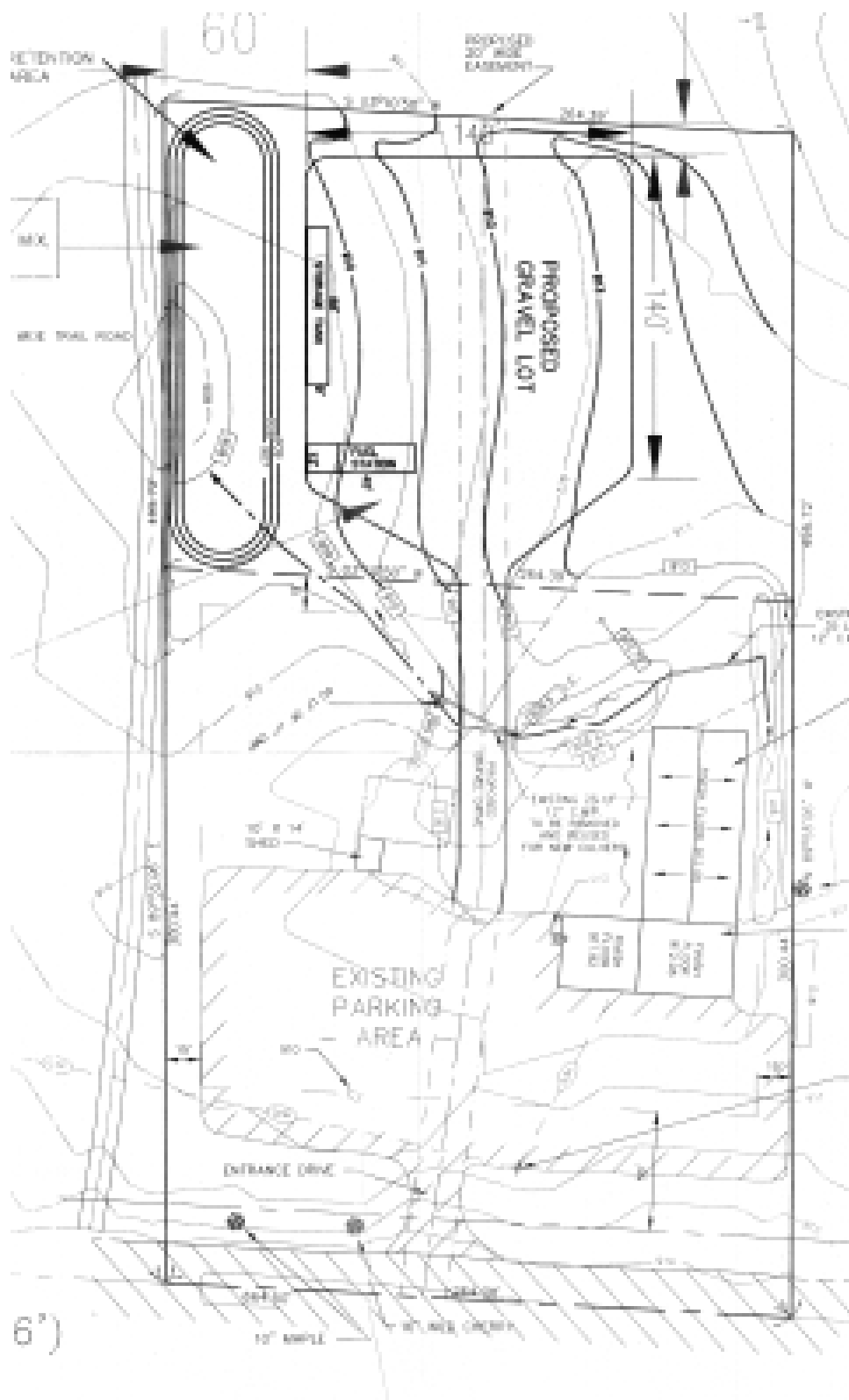
Other Features

Year Built:	1974
Road:	Paved
Construction:	Wood Frame
Roof:	Metal
Heat/Cooling:	Propane gas, space heater Natural gas avail. on east side of Garfield
Water:	Private well
Sewer:	Private septic
Township:	Paradise
County:	Grand Traverse
Parking:	Partially paved lot
Lot Dimensions:	264' X 495'
Restrooms:	Two
2016 Assessed Value:	\$83,200
2016 Taxable Value:	\$80,921
True Cash Value:	\$166,400
2016 Taxes:	\$3,547
Zoning:	C1 Commercial

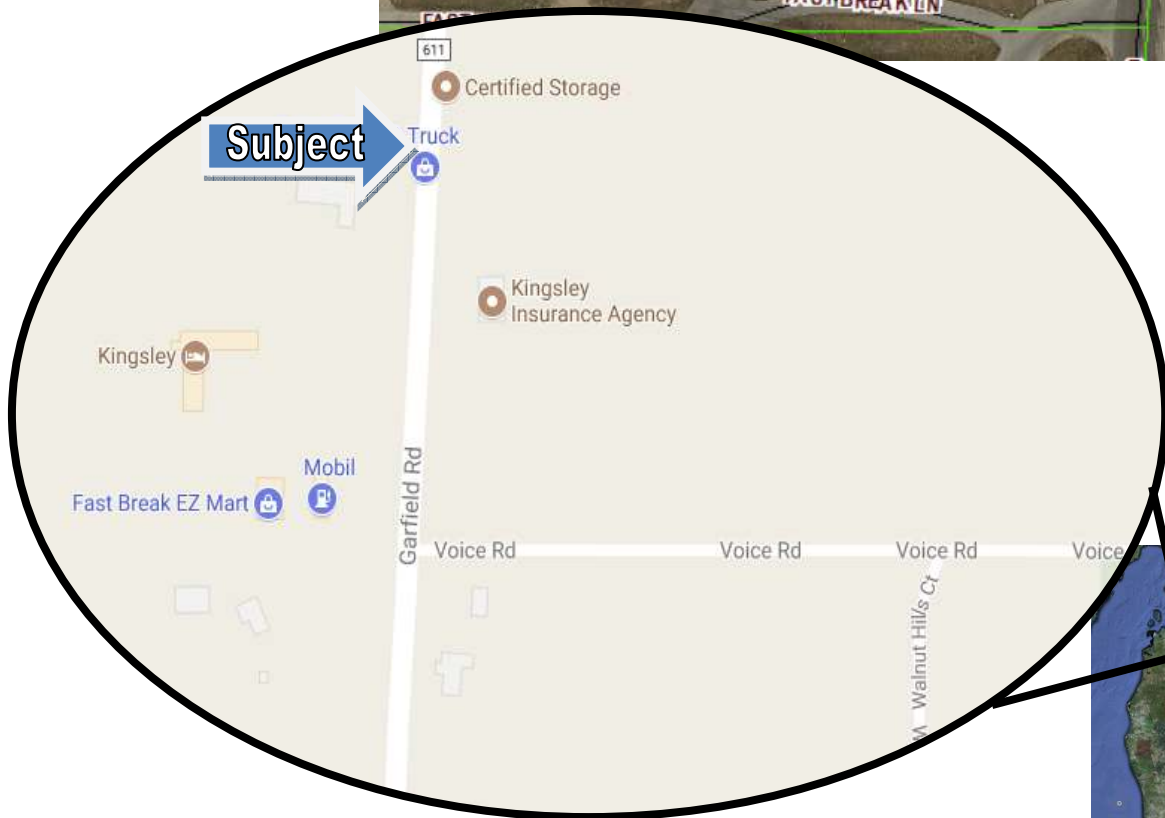
Property Photos



Siteplan



Maps & Aerials



Contact Information

For more information, please contact:

Dan Stibel, CCIM

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