



## Retail For Sale

**Property Name:**  
**Location:** 901 Riverview Drive  
**City, State:** Kalamazoo, MI  
**Cross Streets:** Gull & Bridge  
**County:** Kalamazoo  
**Zoning:** CMU, Commercial, Mixed Use  
**Year Built:** 1969 (Retrofit: 1994)

<b>Total Building Sq. Ft.:</b>	3,676	<b>Property Type:</b>	Street Retail
<b>Available Sq. Ft.:</b>	3,676	<b>Bldg. Dimensions</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	3,676	<b>Total Acreage:</b>	0.37
<b>Max Cont. Sq. Ft.:</b>	3,676	<b>Land Dimensions:</b>	Regular
<b>Ceiling Height:</b>	14'	<b>Parking:</b>	Ample, On-Site
<b>Overhead Door(s) / Height:</b>	3: 10 x 10, 12 x12	<b>Curb Cuts:</b>	N/A
<b>Exterior Construction:</b>	Dryvit System/Metal	<b>Power:</b>	3 Phase
<b>Structural System:</b>	Steel	<b>Restrooms:</b>	Yes, Common Area
<b>Heating:</b>	N/A	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	Office Only	<b>Signage:</b>	N/A
<b>Basement:</b>	No	<b>Roof:</b>	Comp. Shingle
<b>Number of Stories:</b>	1	<b>Floors:</b>	Concrete
<b>Condition:</b>	Class B	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr: 2015</b>	<b>Count:</b>	17,700	E JCT I-94 BL to Turn @ Riverview/Gull	
<b>1 Mile:</b>	7,281	<b>1 Mile:</b>	\$26,804	<b>Yr: 2015</b>	<b>Count:</b>	18,800	End of one-way @ K-Zoo to E JCT M-43
<b>3 Miles:</b>	73,520	<b>3 Miles:</b>	\$39,566	<b>Yr: 2015</b>	<b>Count:</b>	17,600	Turn @ Riverview/Gull to NCL K-Zoo S of Bixby
<b>5 Miles:</b>	136,221	<b>5 Miles:</b>	\$41,889	<b>Yr: 2015</b>	<b>Count:</b>	23,200	NCL K-Zoo to SCL K-Zoo @ Sunnyside Dr.

**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Sale Price:</b>	\$165,000	<b>Improvement Allowance:</b>	N/A
<b>Sale Terms:</b>	Cash/Conv	<b>Assessor #:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Date Available:</b>	Immediately
<b>Options:</b>	N/A		
<b>Taxes:</b>	\$5,187.74		
<b>TD:</b>	N/A		
<b>Parcel #:</b>	39000614120003		

<b>Utilities</b>	<b>Electric:</b>	No
<b>Sanitary Sewer:</b>	<b>Gas:</b>	Yes
<b>Storm Sewer:</b>	<b>Water:</b>	Public

**Tenant Responsibilities:** N/A

**Comments:** Auto Repair building in great condition located in major retail traffic area being near the intersection of Gull Road and Riverview Drive. Across the street from Walgreens and McDonalds. Three (3) automobile stalls with glass overhead doors. Very clean office area with retail/service potential. Freestanding building with great pylon signage and visibility. Fenced in area in the rear for automobile storage. Tenant has another year to go on their lease.

**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**  
 Jeff Chrystal, (269) 569-8619, jchrystal@signatureassociates.com

