



Office For Sale

Property Name:

Location: 412 Gray Street

City, State: Dowagiac, MI

Cross Streets: Clark & McCleary

County: Cass

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 2,756

Total Available Sq. Ft.: 2,756

Class: B

Typical Floor Plate:

Min / Max Cont. Sq. Ft. 2,756 / 2,756

No. of Floors: 1

PROPERTY INFORMATION

Zoning: See broker

Parking: On-Site

Exterior Construction: Vinyl siding

Power: N/A

Structural System: Frame/Wood

Security Systems: No

Roof: Comp Shingle

Restrooms: Yes, Common Area

Floors / Covering: N/A / N/A

Sprinklers: No

Heating: Gas Forced Air

Signage: Yes

Air-Conditioning: Central

Delivery Area: N/A

Ceiling Height: 8'

Date Available: Immediate

Year Built: 1967 (Retrofit: 1991)

Acreage: 0.52

Current Tenants:

PRICING INFORMATION

Sale Price: \$90,000 (\$32.66/sqft)

Total Taxes: \$3,065.50 (2015)

Deposit: N/A

Options: N/A

Impr Allowance: N/A

Parcel #: 1416030076700

Tenant Responsibility:

Comments: Attractive office space near Downtown Dowagiac. Over 2700 square feet of space for your law, accounting, or medical office. This space is in great condition and ready to move in. Parking lot adjacent to the building is ample for staff and clients.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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