

2706 PORTAGE STREET
KALAMAZOO, MICHIGAN

RETAIL FOR SALE
4,998 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

BUSY PORTAGE STREET

PRICE REDUCED



PROPERTY FEATURES

- Built in 1925 (Retrofit: 1965)
- Zoned CC
- 0.904 acres on two parcels
- Parking is adequate with paved parking in front of the business
- The rear of the building has a 20+ vehicle gravel parking lot for deliveries, employees, and additional customer parking
- Set up for auto repair; could be used for wide range of commercial uses
- Located in the heart of Milwood Neighborhood with close proximity to I-94
- All building contents and equipment included in sale price
- 2017 real estate taxes \$7,791.40 | 2018 SEV \$126,300
- Sale Price: ~~\$900,000~~ \$575,000 (\$115.05/sf)



For more information, please contact:

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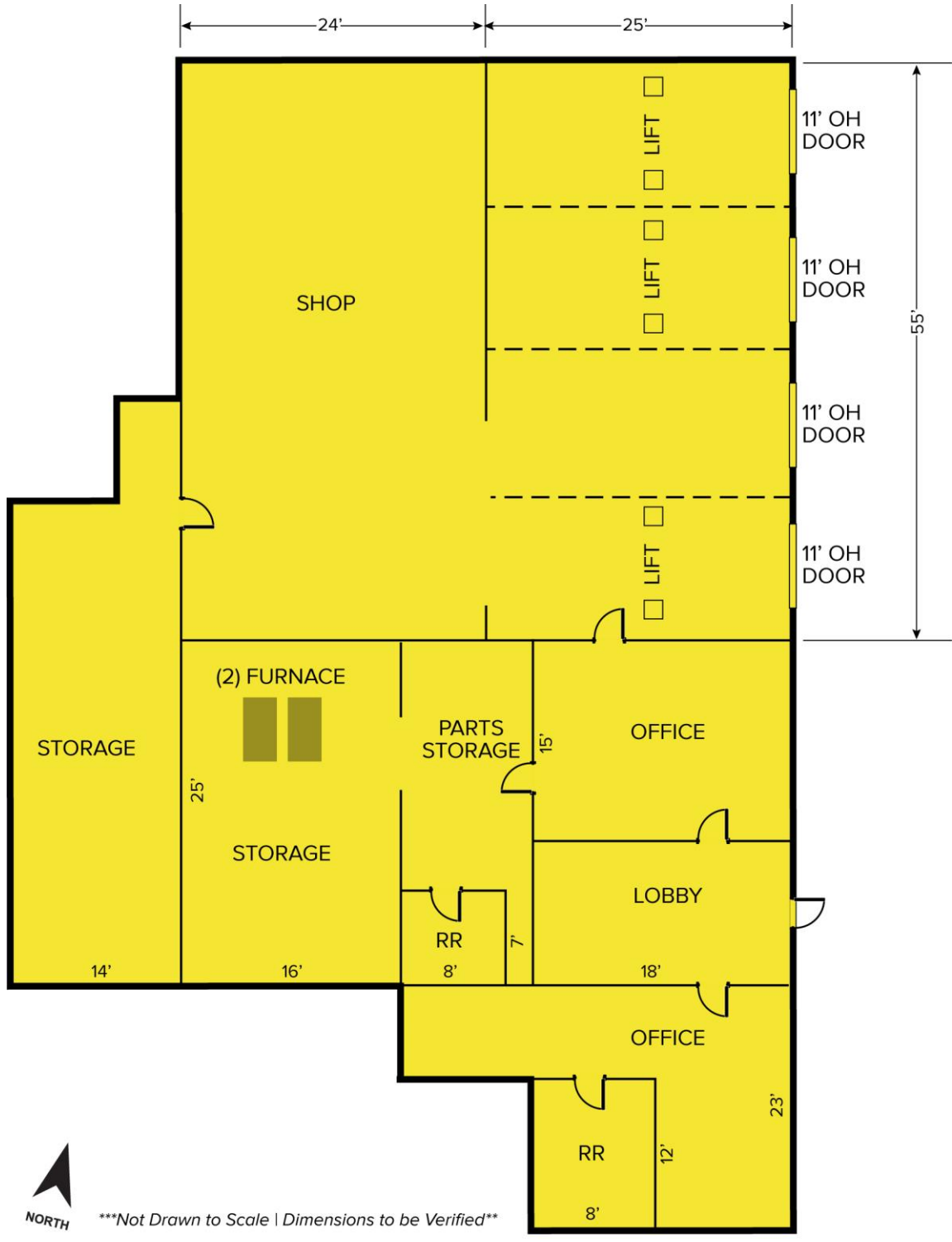
SIGNATURE ASSOCIATES
950 Trade Centre Way, Suite 140
Kalamazoo, MI 49002
www.signatureassociateswm.com

2706 Portage Street – Kalamazoo, Michigan

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Site Plan



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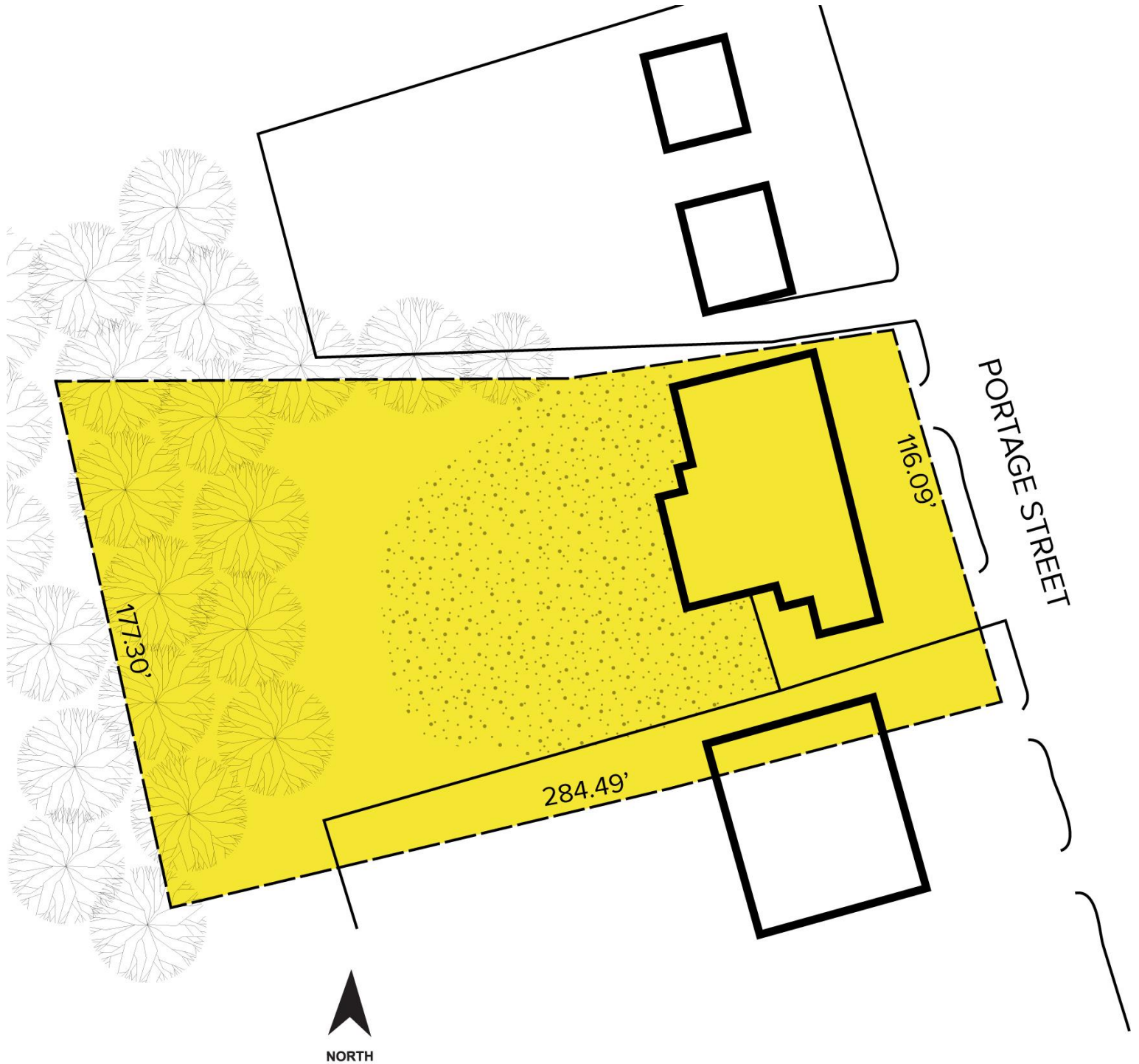
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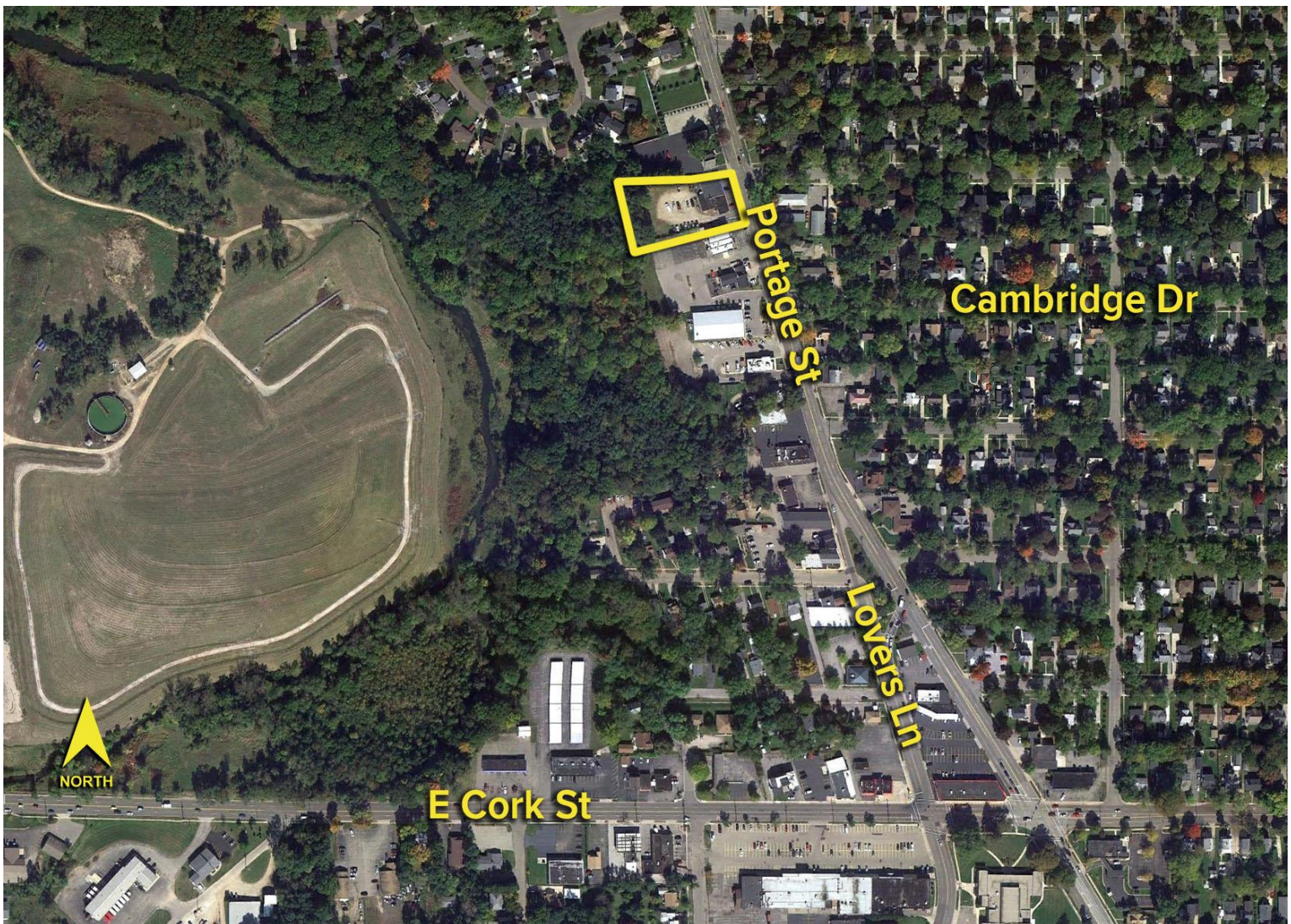
DEMOGRAPHICS

| | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 14,079 | \$43,778 |
| 3 MILE | 67,534 | \$43,858 |
| 5 MILE | 150,436 | \$48,132 |

TRAFFIC COUNTS (TWO-WAY)

| | |
|--------|--|
| 21,270 | Portage Street at site |
| 19,737 | Portage Street North of Miller Road |
| 11,733 | E. Cork Street, West of Portage Street |
| 9,424 | E. Cork Street, East of Portage Street |

Aerial



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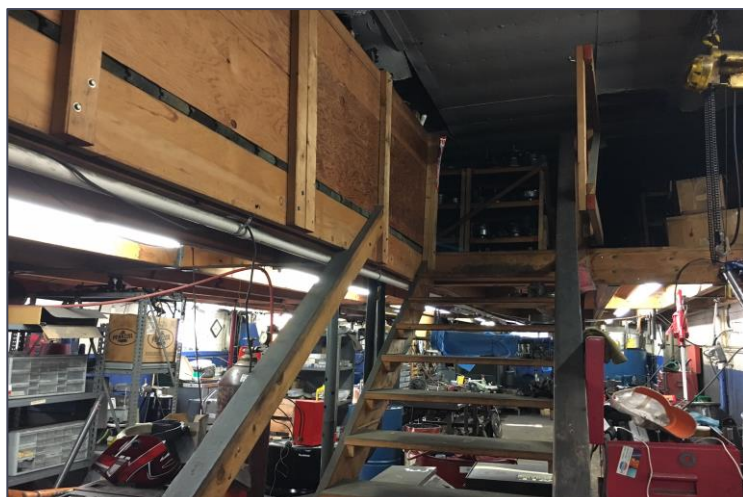
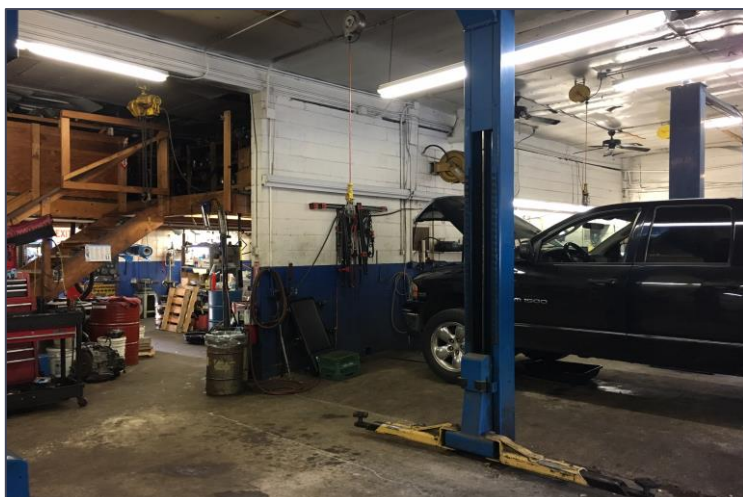
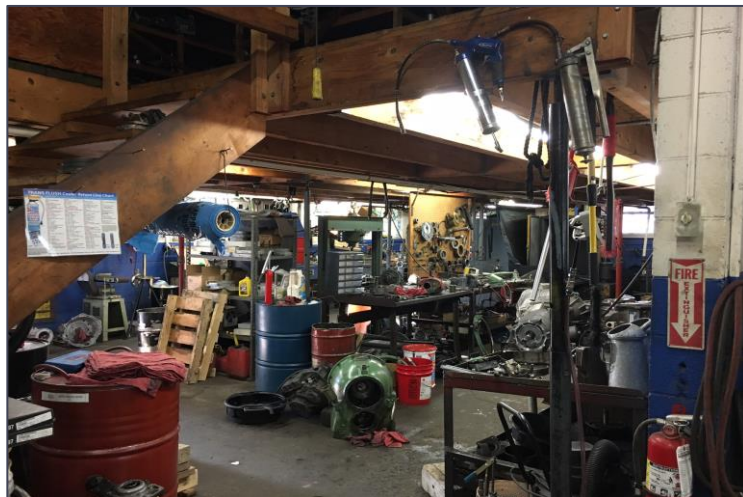
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Photos



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