

# FOR SALE 943 W. Lovell Street Kalamazoo, Michigan



#### **PROPERTY HIGHLIGHTS**

Prime retail pad located right off I-94. Building is approximately 2,190 SF on just under 0.30 acre. Site has a built-in walk-in cooler. Convenience stores are allowed. Site great for coffee, cafe, restaurants, general retail and a variety of personal and professional services. Liquor license is not available. Please call broker for additional information.

BUILDING SF	2,190	SIGNAGE TYPE Pole/Building	
LAND SF	12,720	1-MILE (POP.) 14,759	
YEAR BUILT	1959	<b>3-MILE (POP.)</b> 86,812	
PARKING	9	<b>MED. INCOME</b> \$45,282	
TRAFFIC COUNTS	19,222 VPD	SPACE USE	General Retail



#### JEFF SCHEIDEGGER Account Contact

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### LEGAL INFORMATION

TAX PARCEL ID	06-21-201-001
2022 RE TAXES	\$4,877.57
ZONING	CC – Commercial Community

29'	1,290 SF	406 SF	194 SF	Walk-In Cooler 300 SF
	44.5'	14'	6'	10'

### **OFFERING PROCESS**

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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