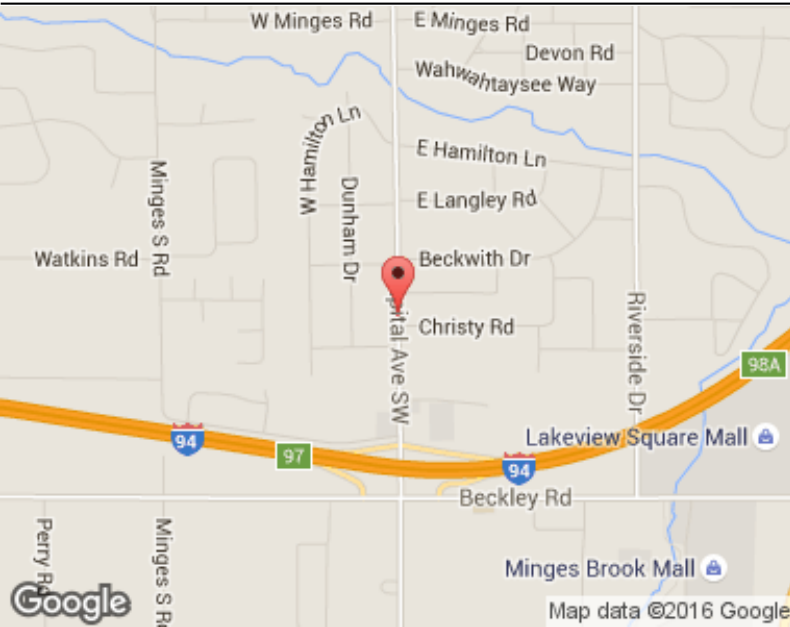


## Battle Creek Office/Retail Capital Avenue near I-94

Office  
For Sale or Lease  
2503 - 2505 SW Capital Avenue  
Battle Creek, Michigan

### Overview:

7,609 SF Building for sale. Open floor plan. Great visibility. Located just off I-94 on busy Capital Avenue. Grade level door in the back. Perfect for office/retail use.



### Information:

Gross Size:	7,609 SF
Buildings / Units:	1 Building / 2 Units
Building Levels:	1 Level
Total Acres:	0.67 Acres
Lot Dimensions:	181' x 162'
Year Built:	1979
Zoning Code:	REF
Construction:	Brick / Concrete
Sewer / Water:	Public / Public
Heat Type / Source:	Central / Gas
Parking # / Type:	30 / Paved
Restrooms:	1 / Per Unit
Air Conditioning:	Central Air
Ceiling Ht Min/Max:	10' - 12'
Utilities Attached:	Gas and Electric

### Contact Information:

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### Sale Price:

**\$749,000**

### Lease Price:

**\$11.50/SF NNN**