

Investment Property For Sale  
1301 S Westnedge Ave | Kalamazoo

## Investment Property For Sale Downtown Vine Neighborhood

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For Sale  
1301 S Westnedge Ave  
Kalamazoo, Michigan

### Overview:

Excellent investment property with 4 tenants, 3 commercial and 1 residential. Over 17,000 cars pass daily. Great tenants with reputable businesses. Financials and proforma available upon fully executed NDA.



### Information:

Gross Size:	4,255 SF
Buildings / Units:	1 Building / 4 Units
Building Levels:	2 Levels
Total Acres:	0.17 Acres
Lot Dimensions:	65' x 57.47'
Recommended Use:	Investment
Year Built:	1914
Zoning Code / Description:	CN-1 / Commercial Mixed Res
Construction:	Brick / Brick / Stone
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
# of Restrooms:	Per Unit
Basement:	Yes
Estimated NOI:	\$41,850
Capitalization Rate:	9%
RE Taxes / Year:	\$2,980.66 / 2018

### Contact Information:

#### Kelly Cree

(269) 373-8106 [direct]  
(616) 430-0815 [mobile]  
kcree@ccmichigan.com

### Sale Price:

**\$489,999**