

## Mixed Use Project Offering Kalamazoo, Michigan

Retail / Industrial  
For Sale  
3801-3825 Lake Street  
Kalamazoo, Michigan

### Overview:

This unique opportunity provides buyer excellent upside potential for any retail or industrial user. Multiple buildings, significant parcel size, excellent visibility. Located on the corner of heavily traveled Sprinkle Road and Lake Street just a couple miles from I-94.



### Contact Information:

<b>Matthew Callander</b> (CCIM)	<b>Sandy Edwards</b> (CCIM)
(269) 384-8368 [direct]	(269) 373-8102 [direct]
(269) 271-5187 [mobile]	(269) 207-0971 [mobile]
mcallander@ccmichigan.com	sedwards@ccmichigan.com



### Information:

County:	Kalamazoo
Municipality:	Kalamazoo Township
Gross Size:	68,128 SF
Retail SF:	30,400 SF
Warehouse SF:	37,728 SF
# of Buildings:	6 Buildings
Total Acres:	16.32 Acres
Year Built:	1974
Zoning Code / Description:	C-2 / Commercial
Construction:	Block / Brick / Block
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking # / Type:	300 / Asphalt
Restrooms:	3 / Common Area
Grade Level Doors:	Eight Doors
Ceiling Ht Min/Max:	16' - 18'

### Sale Price:

**\$775,000**

This price reflects the price if BOTH buildings are purchased together.