

## Online Real Estate Auction – Renovated 2-Story Office Building

### Battle Creek, Michigan

**Property #:** TAA2011

**Auction Date & Time**  
**Online bidding ends:**  
September 17<sup>th</sup> at 3:00  
pm ET

**Preview Date & Time:**  
September 10<sup>th</sup> at  
12:00 pm ET

**Property Address:**  
155 Garfield Ave,  
Battle Creek, MI 49037

**Bid Online at:**  
[www.tranzon.com](http://www.tranzon.com)



**ABSOLUTE AUCTION – WILL SELL TO THE HIGHEST BIDDER**

**FLEXIBLE USES-VARIOUS OFFICE POTENTIAL!!**

- 13,000 sf+/- Prime Two-Story Medical Office Bldg.– Renovated & Expanded in 2010
- Exclusive Location near the Central Business District, Healthcare Facilities & Education
- Constructed on .841 acres +/- with Ample Paved off-street Parking
- Brick Exterior, Rolled Roof, Updated Interior Floor Coverings, Conference & Library Areas
- ADA Compatible Entrances, 11 Passenger Elevator, Private Offices & Treatment Areas
- Two Blocks from Bronson Battle Creek Healthcare Facility & Encircled by Medical Offices
- Well-Appointed Waiting Room area with Secure Entry System
- 10 Restrooms – 21 Private Offices – 7 Conference/Treatment Rooms – Lobby & Conference Room all w/Natural Lighting, Skylights & Premier Office/Staffing Areas
- All-encompassing & Monitored Security System



- Investigate this Asset as a designated Opportunity Zone Location-Zoning O1
- All Utilities are at the property-Gas Heating, HVAC (updated), Water, Sewer, Internet/Cable
- Property is Selling Furnished with Extensive Office & Meeting Furnishings, Cafeteria and Classroom Set-Up
- Extremely well Maintained with Permits & Licenses in Place and Transferable
- This impressive offering is perfect for Medical, Dental, Psychiatric, Physical Therapy, General Office, Healthcare Clinic or Clinic & Urgent Treatment Center

**Auction Summary of Terms of Sale:** All property is sold in “As-Is and Where-Is” condition. A ten percent (10%) buyer’s premium will be added to the high bid. The total sale price of the property shall be comprised of the high bid plus the buyer’s premium. The high bidder shall execute a non-contingent purchase agreement immediately following the auction, and will provide a non-refundable earnest money deposit of ten percent (10%) of the total sale price (high bid + buyer’s premium) by certified funds or wire transfer within 24 hours of being declared the winning bidder. The balance of the purchase price will be due at closing within the specified timeframe in the purchase agreement. Seller will transfer ownership of property by Covenant Deed or similar instrument. Other terms apply.



Professional Sale Management  
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