

# BATTLE CREEK - FREESTANDING RETAIL/CANNABIS BUILDING

1200 EAST COLUMBIA AVENUE | BATTLE CREEK, MI 49014



## FOR SALE | FOR LEASE

**C3 CRE, LLC**

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com



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## PROPERTY HIGHLIGHTS

- Freestanding retail building available for sale/for lease with 42 parking spaces and it has additional land with the ability to expand the current site.
- The building is suitable for traditional retail/automotive/office users to take advantage of the national retail synergy in the marketplace.
- The property also sits within the Cannabis Green Zone criteria for an Adult-Use Provisioning Center.
- The site features large pylon signage and one (1) loading/garage door that is measured at 7'11 feet in height and 8'2 feet in width.
- Sits on a heavily traveled road with a daily traffic count of 18,875+ vehicles per day, offering excellent brand exposure and plenty of daytime traffic.
- Surrounded by a dense residential community and is within immediate proximity to both I-194 and I-94 freeways.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,968	17,217	29,593
Total Population	5,233	42,808	72,386
Average HH Income	\$56,515	\$73,427	\$79,319

## BUILDING SIZE

7,089 SF

## LAND SIZE

3.85 Acres

## SALES PRICE

\$399,999 (Seller Financing Available)

## LEASE PRICE

\$4,000 per month + NNN

## AREA TENANTS



KELLOGG ARENA

FAMILY DOLLAR



HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES



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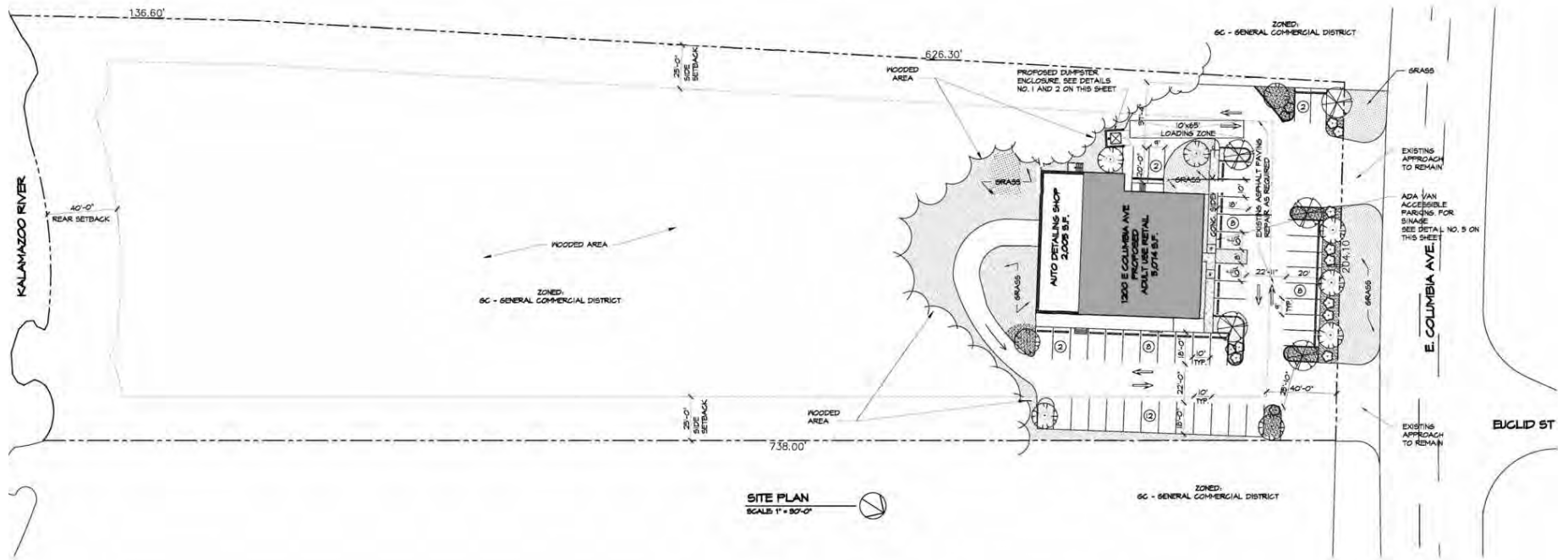
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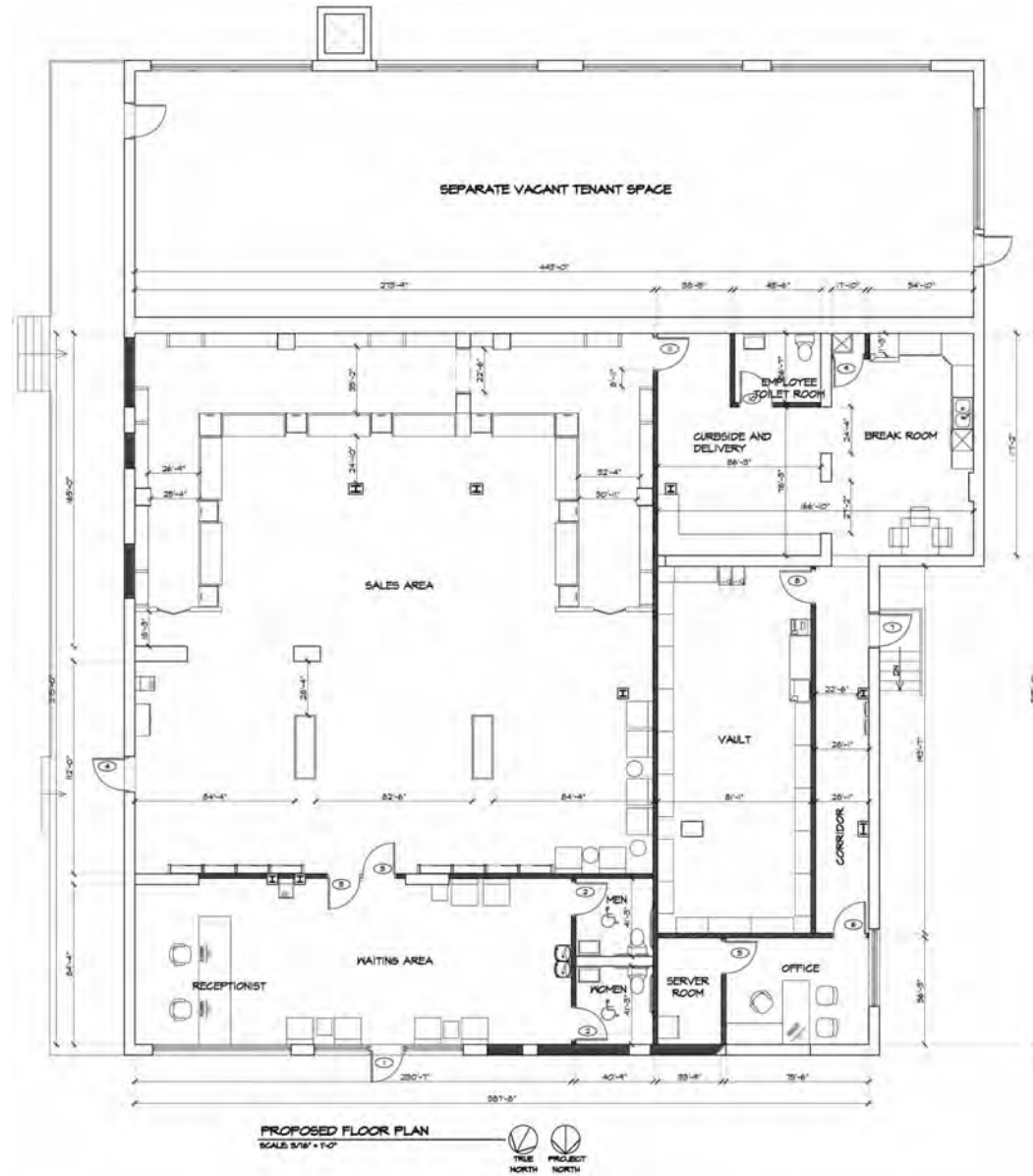
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## TARIQ COMAI

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### SERVICES

Buyer and Seller Representation  
Land Brokerage

Cannabis Acquisitions and Dispositions  
Portfolio and Surplus Property Sales

Investment Sales  
Site Selection and Location Strategy

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## General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

## Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

## Real Estate Agency Relationships:

*Seller's Agent* - A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller. Individual services may be waived by the seller through execution of a limited service agreement.

*Buyer's Agent* - A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. Buyer's agents and subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer. Individual services may be waived by the buyer through execution of a limited service agreement.

*Dual Agents* - A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller or the buyer. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer.

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