REALTOR Professional Report

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Commercial **MLS # 1704635** **List Price: $299,000**
For Sale Commercial **Lease Price/SQFT:** 19.00
Waterfront: No **Lease Price/Month:** 2140.00
Apx Total SQFT: 1350
Current Zoning: **Sub:** Copper Ridge
Dimensions: 0 **Lot#:**
Business Name: Copper Ridge **Apx Yr Blt:** 2004
County: Grand Traverse **Remodeled:**
Township: Garfield **Sec #** 9 **Apx # Acres:** 0.00
Owner: Copper Ridge LLC

Virtual Tour URL

Active **4020 COPPER VIEW** Unit #: **Suite 118** **Traverse City** **49684**

BUSINESS TYPE: Medical/Dental, Office Building

TAX ID #: 28-05-096-002-14

HEAT/COOLING: Natural Gas
Forced Air

LOCATION: Office Center
CONSTRUCTION: Brick, Steel/Metal
BASEMENT: Partial
ROOF: Metal/Steel
FLOORING: Concrete Structural, Carpet, Ceramic Tile
LICENSES: None
EXTRAS: Security System, Sprinkler System, Furniture/Fixtures, 12' Ceiling Height

WATER: Municipal Water
WASTE: Municipal Sewer
ZONING: Planned Unit Development
ROAD: County Maintained
FINANCING: Conventional Mortgage, Commercial Loan, Net Lease
POSSESSION: Within 30 Days
INCL IN RENT: Water, Sewer, Furniture, Fixtures/Equipment

Fix/Equip Value:		**Gross Sales:**		**# Restrms:**	1	**Parking:**	50
Annual Assn Fee:	2.18	**Annual Ins Exp:**		**Lease Expires:**		**No. Employees:**	
Rental Expense:		**Annual Heat Exp:**		**Renewable:**	Yes	**Business Incl:**	No
Rental Income:		**Annual Elec Exp:**		**Inventory Value:**		**Inventory Incl:**	No
		Electric Supplier:	Cherryland	**Spcl Assess:**	No	**Real Estate Incl:**	Yes

Professional Remarks

1,350 SF of finished Class A office/medical space in Building A of Copper Ridge Development next to Northwest Michigan Surgical Center and Munson Hospital Womans Health Center. Space includes 4 offices, reception area, private bath, kitchen, staff office area and 2 entrances. Ideal for Dental, Medical, Office. Great view with ample adjacent parking and 2 private spots in gated, underground parking.

Advertising Remarks

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Directions

Suite 118 in Building A of Copper Ridge Medical / Professional Development. West Silver Lake RD. across from West Junior High.

List Office ID/Name: 337230 THREE WEST, LLC **Phone:** (231) 929-2955
List Agent ID/Name: 325072 Richard A Deneweth **Phone:** (231) 590-0066
rdeneweth@threewest.net
List Agreemt Type: Exclusive Right to Sell **Vacant:** Yes **Sign:** Yes **Dual MLS #:**
Buyer Broker Comp: 3% **Subagent Comp:** 3% **Other Comp:**

Selling Office ID/Name: **Phone:**
Selling Agent ID/NAME: **Phone:**
Sold Price: **Sold:** **Terms:**

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