

Build Your Momentum Off Our Momentum



Property Address: 28 West Michigan Avenue



Information:

This retail building contains 7,050 square feet on the main floor, 5,000 on the second, and roughly 7,000 in the basement. It is located in the heart of downtown Battle Creek with front and rear access, with parking along Michigan Avenue and State Street Parking Lot in the rear. The main floor has many updates and is fairly open with support columns. The second floor has not had upgrades and could be renovated for residential or office use.

Property Details:

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| Site Name | 28 West Michigan Avenue |
| City, County, ZIP | Battle Creek, Calhoun, 49017 |
| PIN #: | 0252-00-045-0 |
| Year Built | 1920 |
| Zoning | Commercial |
| Electric | Consumers Energy |
| Gas | Semco Energy |
| Water | City of Battle Creek |
| Telecom | Multiple providers, high speed Internet access available, Sonet Fiber Ring |

Additional Information Available:

- 2009 Phase I Environmental Site Assessment Report
- 2009 Building Appraisal Report 1
- 2009 Building Appraisal Report 2

Take advantage of the growth and investment in downtown Battle Creek!

Battle Creek Unlimited wants you to bring your project to downtown Battle Creek. That is why BCU is announcing a real estate development opportunity where properties it owns in downtown Battle Creek will be available to developers and individuals for the cost of the title transfer for projects demonstrating substantial economic impact. As a requirement of ownership, purchasers must agree to complete renovations within 24 months. Selected purchasers will be required to enter into a development agreement and deposit \$10,000 into an escrow account. The escrowed amount will be returned to the purchaser once renovations are completed.

Development plans by interested purchasers will be evaluated based upon economic development criteria and priorities expressed by Battle Creek Unlimited for downtown Battle Creek and may include factors as follows:

- Presentation by the prospective purchaser of a viable business plan; and
- Purchaser/developer's redevelopment experience, including downtown environments; and
- Enhancement of the tax base of the Battle Creek Downtown Development Authority; and
- Enhancement of the employment base in Battle Creek; and
- Evidence that the proposed project enhances targeted sectors in downtown Battle Creek; and
- Determination that the proposed project will provide favorable economic impact in downtown Battle Creek and the city of Battle Creek in general; and
- Level of proposed private investment.

Contact Information:

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| Property Representative | Cheryl Beard |
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