

LANDMARK OPPORTUNITY

123 S UNION ST

Traverse City, MI 49684



PROPERTY DESCRIPTION

- One of Downtown Traverse City's most iconic commercial buildings
- ±20,000 SF spanning four stories with three mezzanine levels
- Prime location between Front Street and State Street
- Existing income with month-to-month tenant providing future flexibility
- Ideal for retail, mixed-use, hospitality, office, residential, or redevelopment
- Fully sprinklered with elevator access
- Historic character featuring hardwood floors and original tin ceilings
- Steps from planned downtown parking improvements
- Exceptional opportunity in one of Michigan's premier downtown markets
- Rare combination of location, scale, historic character, and redevelopment potential

OFFERING SUMMARY

Sale Price:	\$2,950,000
Lot Size:	0.12 Acres
Building Size:	20,000 SF
Foundation:	Full
Construction:	Brick, Block
Roof:	Membrane
Heating/Cooling:	Natural Gas, Forced Air
Sewer:	Municipal
Water:	Municipal
Zoning:	Regional Center C-4c
Current Tenant:	Wilson's Antiques
Tenancy Term:	Month-to-month

Alex MacKenzie, CPA
(231) 499-0529

Ken Kleinrichert
(231) 620-2989

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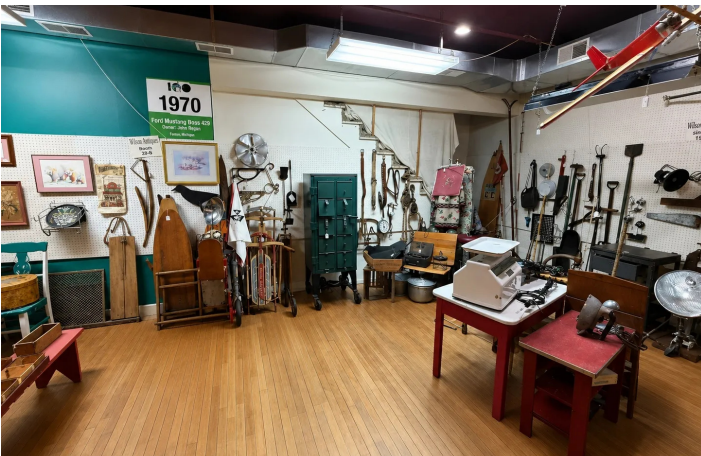
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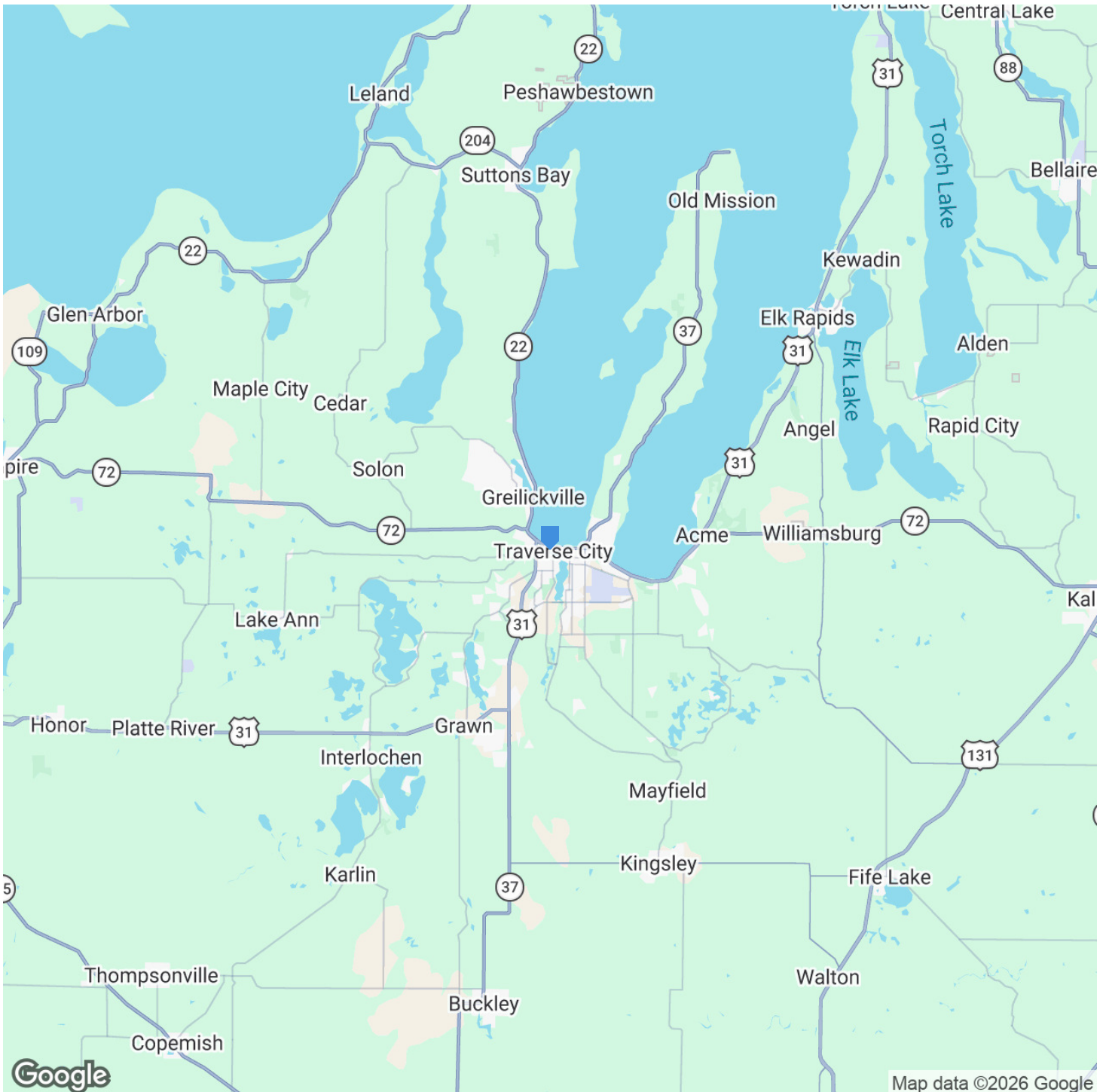


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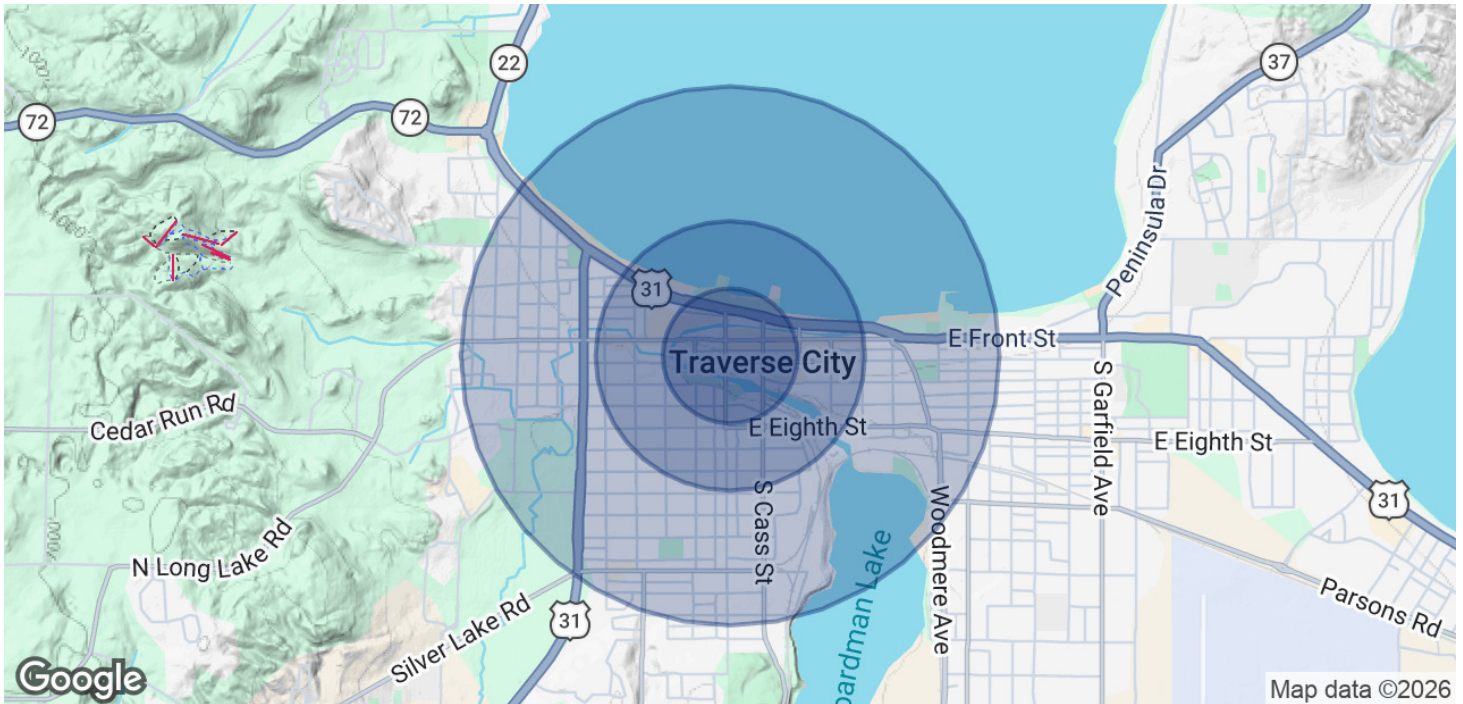


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	569	1,994	5,677
Average Age	49.5	47.3	44.6
Average Age (Male)	43.5	44.3	42.3
Average Age (Female)	56.3	51.6	48.5

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	283	956	2,699
# of Persons per HH	2	2.1	2.1
Average HH Income	\$173,173	\$156,581	\$133,130
Average House Value	\$629,919	\$561,472	\$497,130

2023 American Community Survey (ACS)

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