

# 3234, WESTNEDGE, KALAMAZOO, MI, 49008

https://tuckerbenner.com



\$799,000



This multi use office building sits on over one acre of land and is located minutes from Downtown Kalamazoo and the City of Portage. The property has excellent visibility with great development opportunity as the neighboring building to the north is also listed for sale. Assemble both of these properties into a dynamic development opportunity. [...]

- 8 baths
- Office
- Commercial Sale
- Active



## Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 1.28 sq ft

**Bathrooms Full:** 8

**Business Type:** Other, Professional/Office, Retail

**Type:** Office

**Bathrooms:** 8 baths

**Year built:** 1957

**Lot Size Acres:** 1.28 acres

**County:** Kalamazoo



### Call us now

Phone: (231)730-8781  
 Email: tuckerbennerteam@gmail.com  
 Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



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## Building Details

**Building Area Total:** 11244 sq ft **Number Of Units Total:** 4

**Construction Materials:** Stucco **Sewer:** Public Sewer

**StoriesTotal:** 1

**Building Features:** Fenced Storage, Multi User Facility, Security System

**Roof:** Rubber

**Foundation Details:** Slab, Concrete Perimeter

**Number Of Buildings:** 1

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## Amenities & Features

**Inclusions:** 1

**Utilities:** Storm Sewer Available, Public Water Available, Public Sewer Available, Natural Gas Available, Electric Available, Natural Gas Connected, Electric Connected

**Parking Features:** Asphalt, Driveway

**WaterSource:** Public

**Fireplaces Total:** 1

**Cooling:** Central Air

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## Fees & Taxes

**Tax Assessed Value:** \$289,595

**Tax Year:** 2023

**Tax Annual Amount:** \$19,785

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## School Information

**High School District:** Kalamazoo

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## Miscellaneous



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**Road Surface Type:** Paved

**Listing Terms:** Conventional, Cash

**CrossStreet:** Cork

**Tenant Pays:** Electricity, Sewer, Water



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