

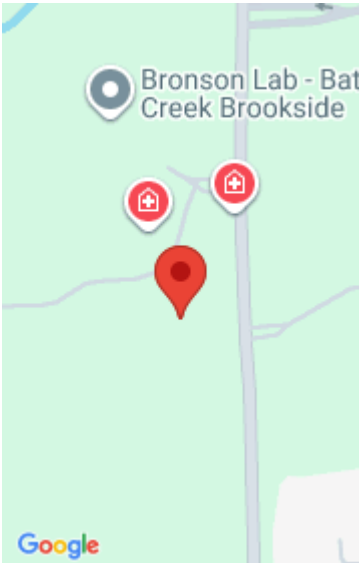
# 3770, CAPITAL, BATTLE CREEK, MI, 49015

<https://tuckerbenner.com>



Outstanding opportunity to acquire a turnkey Ambulatory Surgery Center at 3770 Capital Avenue SW in Battle Creek, MI. Available at a fraction of replacement cost. This 7,026 SF endoscopy & surgery center was designed for colon & rectal procedures, with two procedure rooms, one operating room & much of the specialized equipment still in-place & [...]

- 4 baths
- Office
- Commercial Sale
- Active



# Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 3.77 sq ft

**Bathrooms Full:** 4

**Business Type:** Professional/Office

**Type:** Office

**Bathrooms:** 4 baths

**Year built:** 2007

**Lot Size Acres:** 3.77 acres

**County:** Calhoun

# Building Details

**Building Area Total:** 14400 sq ft

**Construction Materials:** Brick

**StoriesTotal:** 2

**Number Of Buildings:** 1

**Number Of Units Total:** 1

**Heating:** Forced Air

**Building Features:** Barrier Free

# Amenities & Features

**Parking Total:** 50

**Utilities:** Phone Available, Natural Gas Available, Electricity Available, Cable Available, Phone Connected, Natural Gas Connected, Electricity Connected, Cable Connected

**Inclusions:** Non-Applicable

**Cooling:** Central Air

# Fees & Taxes

**Tax Assessed Value:** \$1,251,100

**Tax Annual Amount:** \$90,949

**Tax Year:** 2025

# School Information

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**High School District:** Battle Creek

**Miscellaneous**

**CrossStreet:** Capital Ave & -

**Listing Terms:** Conventional, Cash

**Call us now**