



### TRANSFORM THIS COMMERCIAL PROPERTY

Through this program, the Calhoun County Land Bank Authority (CCLBA) assists buyers in rehabilitating distressed, commercial properties into productive commercial and mixed use facilities.

#### 1. INITIAL STEPS

- Contact our realtor, Melissa Kennedy, at 269-441-8183, to see and select a property
- Negotiate a price, sign a Purchase Agreement, and provide the earnest money deposit
- Complete the program application
- Meet with the CCLBA to discuss your project
- Agree to a Due Diligence Addendum

#### 2. DUE DILIGENCE COMPONENTS

- Identify your team
- Seek input from the local jurisdiction and its Zoning & Planning department
- Create a Preliminary Development/Rehab Plan
- Request a review/approval of your plan from the local municipality
- Determine which permits will be required
- Demonstrate proof of funding
- Identify and meet any other project specific steps as required

#### 3. COMPLETING DUE DILIGENCE

- Applicant will have a minimum of 60 days from the agreed upon addendum to complete the due diligence.
- For large or complicated projects, a Development Review Committee (DRC) may be required to provide input on, or assist with, the review process. The DRC may consist of representatives from the CCLBA, the local unit of government, the economic development agency, and when appropriate, other specialist(s).

#### 4. CLOSING THE DEAL

- After completion of due diligence steps, the project is ready to close. Applicant is responsible for all closing and title work costs, and the CCLBA will manage the title process.
- The Purchase Agreement and any required documents will be finalized, and the closing will take place.

#### 5. COMPLIANCE MONITORING

- Scheduled monitoring will occur.
- Buyer will be responsible for filing reports with the CCLBA to demonstrate compliance and progress, and is expected to work toward project completion as outlined in the Addendum and application.
- The CCLBA will work to support the Buyer as needed.
- Any extension requests or project concerns must be submitted in writing and will be reviewed on a case by case basis
- Upon receipt of the Final Inspection and/or Certificate of Occupancy by the CCLBA, the project will be considered complete.

For more information or to view properties and get a program application, visit <http://calhounlandbank.org>, or call our office at (269) 781-1234.



**\$45,000**

Large commercial space available in the Central Business Historic District of Downtown Battle Creek, down the street from the newly renovated The Milton and a few doors down from the soon to be New Holland brew pub. The building has three levels, with first and lower levels being open for a new owner to reimagine [...]

- 3 baths
- Business
- Commercial Sale
- Active



## Basics

**Category:** Commercial Sale  
**Status:** Active  
**Lot size:** 0.43 sq ft  
**Bathrooms Full:** 3  
**Business Type:** Retail

**Type:** Business  
**Bathrooms:** 3 baths  
**Year built:** 1959  
**Lot Size Acres:** 0.43 acres  
**County:** Calhoun



### Call us now

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



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## Building Details

**Building Area Total:** 38642 sq ft

**Heating:** Hot Water, Steam

**Number Of Units Total:** 1

**Number Of Buildings:** 1

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## Amenities & Features

**Inclusions:** 1

**Utilities:** Public Water, Public Sewer, Cable Connected

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## Fees & Taxes

**Tax Year:** 2022

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## School Information

**High School District:** Battle Creek

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## Miscellaneous

**CrossStreet:** McCamly St N & Capital Ave NE

**Listing Terms:** Other, Cash



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