

50, MICHIGAN, BATTLE CREEK, MI, 49017

<https://tuckerbenner.com>



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



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).

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

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) 781-1111.



\$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

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



Building Details

Building Area Total: 38642 sq ft

Heating: Hot Water, Steam

Number Of Units Total: 1

Number Of Buildings: 1

Amenities & Features

Inclusions: 1

Utilities: Public Water, Public Sewer, Cable Connected

Fees & Taxes

Tax Year: 2022

School Information

High School District: Battle Creek

Miscellaneous

CrossStreet: McCamly St N & Capital Ave NE

Listing Terms: Other, Cash

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