

Great Opportunity for Owner/ User or Value Add Investment







Office
For Sale

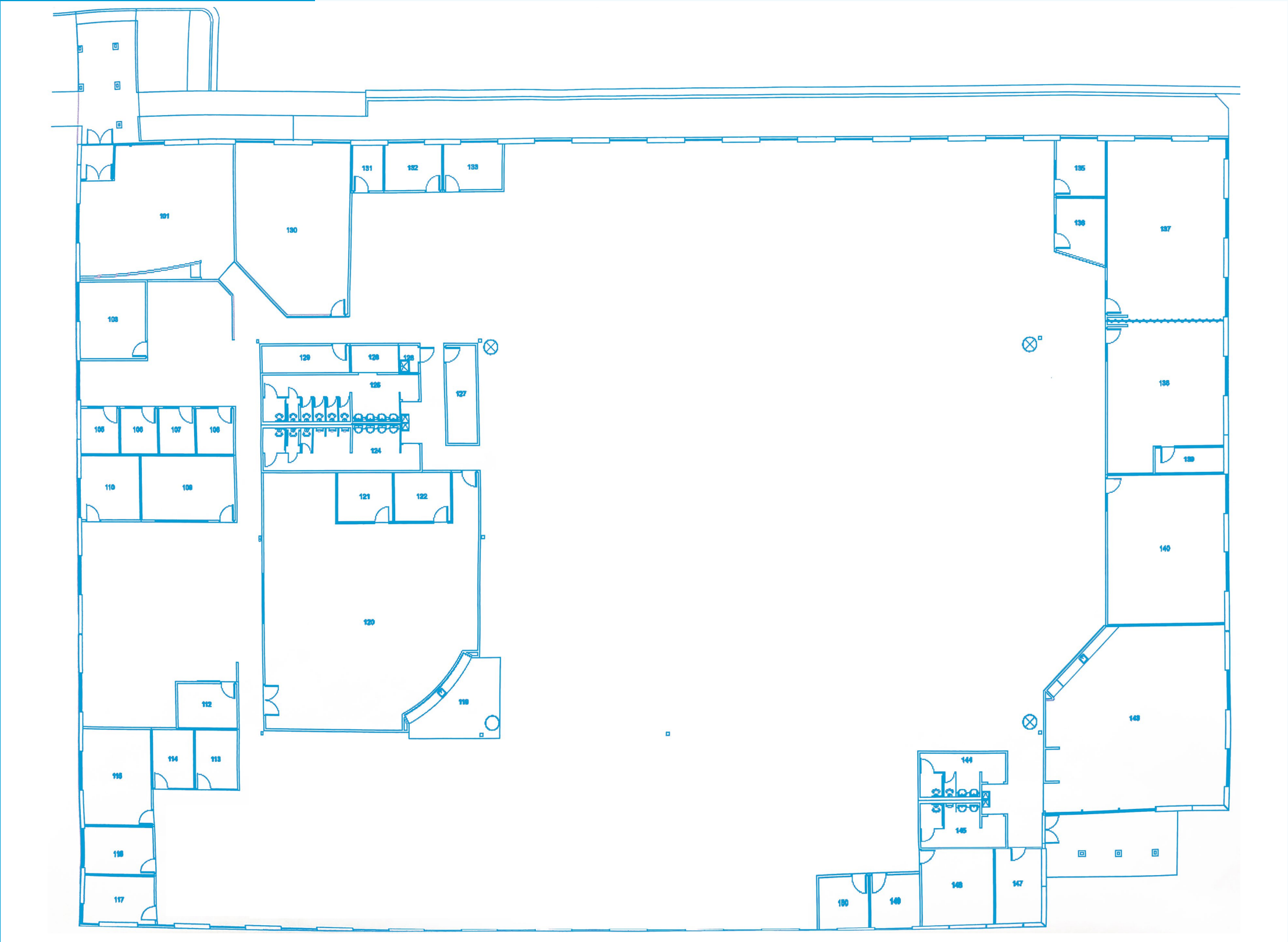


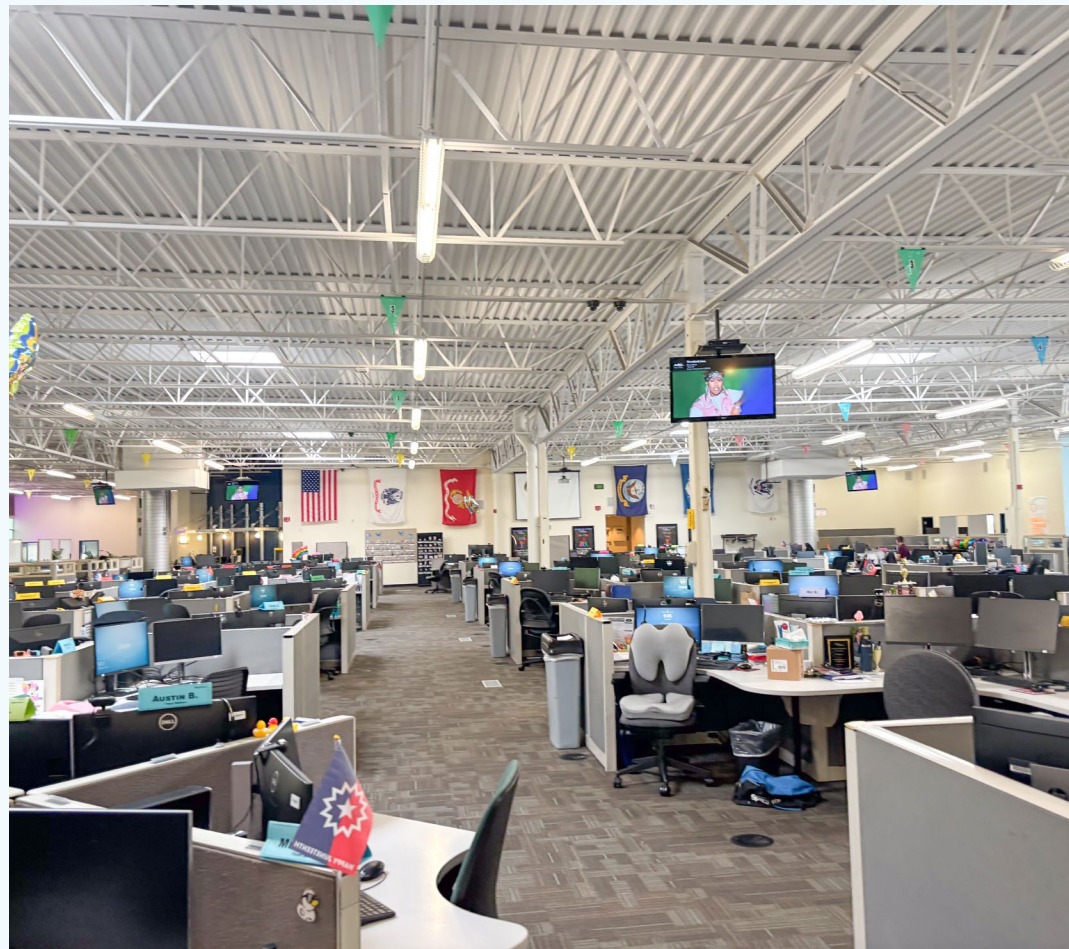
3355 Walker Ave NW, Walker, MI 49544

CBRE

Property Summary & Highlights

-  Sale Price: \$1,785,600
-  Total Building SF: 45,930
-  Lot Size: 8.96 Acres
-  Zoning: ORP: Office, Research & Parking
-  2024 Tax: \$73,726
-  Year Built: 2001
-  Parking Ratio (5.5/1,000 SF)
-  Backup Power Source Available





Location Details

The “ORP” zoning district is intended to provide suitable locations for noncommercial and nonindustrial uses, primarily of office, research, and parking nature. This includes executive offices, research labs, parking spaces, medical clinics, schools, banks, and similar uses, with certain special exceptions permitted after review and approval by the planning commission.



Demographics & Access

	10 Miles	15 Miles	20 Miles
2024 Population	421,850	707,857	810,355
2029 Est. Population	427,490	718,437	822,457
2024 HHI	\$99,044	\$106,310	\$108,256
2029 Est. HHI	\$113,271	\$121,311	\$123,595

3355 Walker Ave. is accessible from both Northridge Drive and Walker Ave. The property is within close proximity to the Highway (96), and the surrounding area is commercialized with warehouse/ industrial, hotels, retail and two major headquarters (Meijer and Bissell).



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