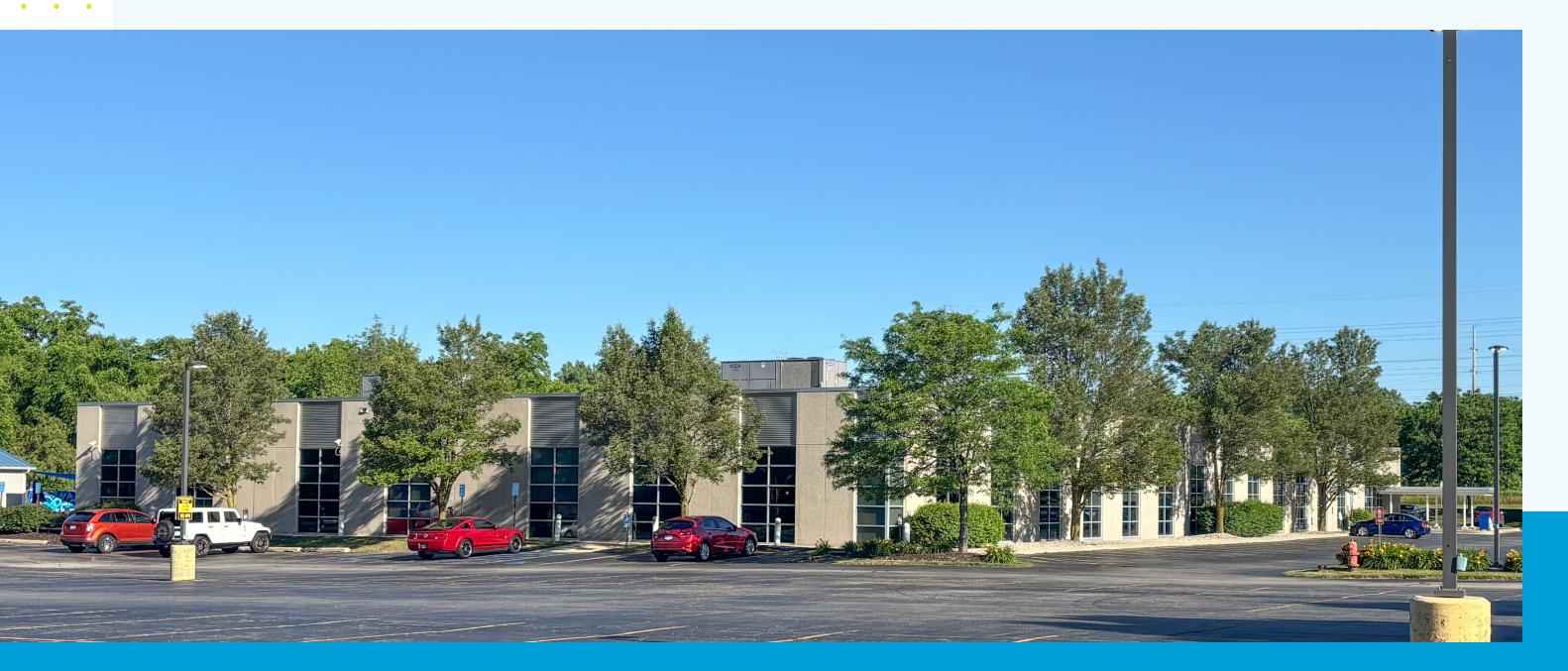
## Great Opportunity for Owner/ User or Value Add Investment



3355 Walker Ave NW, Walker, MI 49544

## Office For Sale



## Property Summary & Highlights

Sale Price: \$1,785,600

Total Building SF: 45,930

Zoning: ORP: Office, Research &

Parking Ratio (5.5/1,000 SF)

Backup Power Source Available

Lot Size: 8.96 Acres

2024 Tax: \$73,726

Year Built: 2001

Parking

₽ B







## Location Details

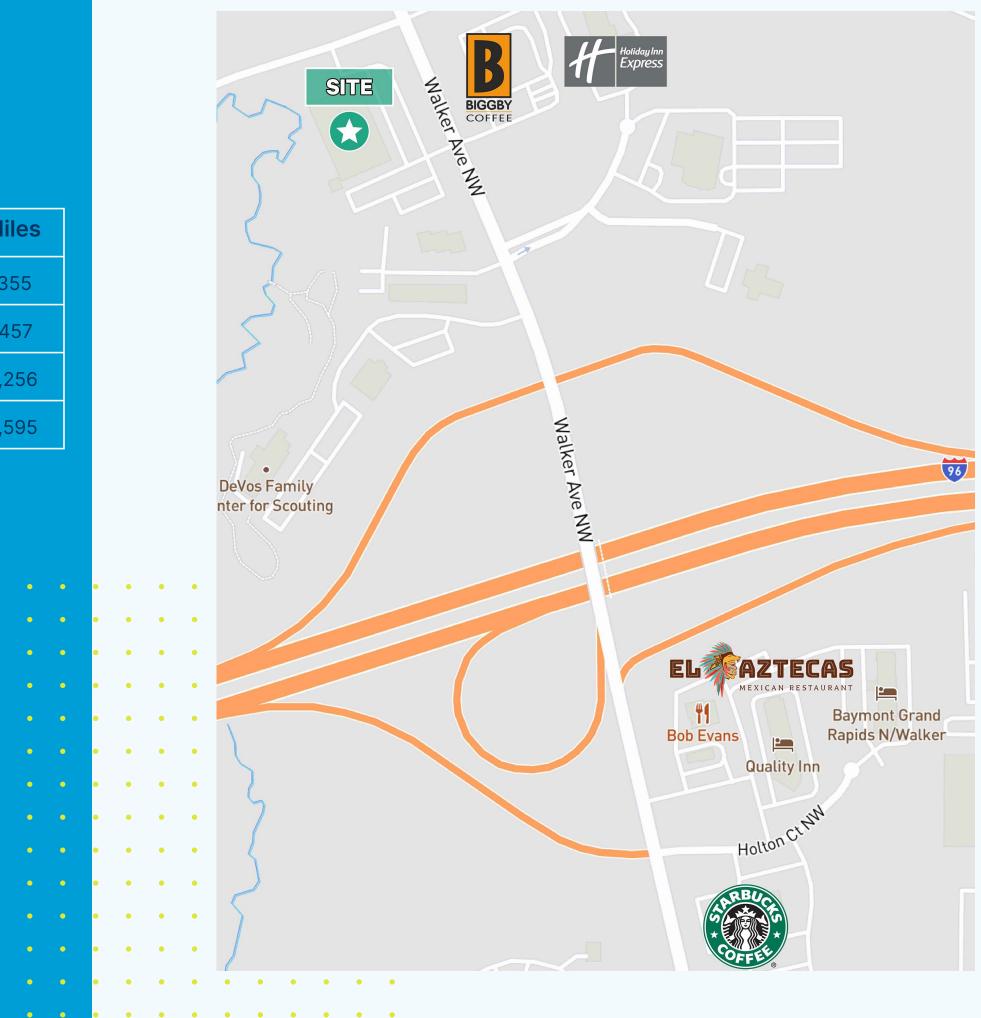
The "ORP" zoning district is intended to provide suitable locations for noncommercial and nonindustrial uses, primarily of office, research, and parking nature. This includes executive offices, research labs, parking spaces, medical clinics, schools, banks, and similar uses, with certain special exceptions 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).



# •

#### 3355 Walker Ave NW, Walker, MI 49544

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