

**Sale Price:**

\$1,886,700

Lease Rate:

\$12.00/SF -
\$17.50/SF

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**OFFICE SPACE FOR SALE & LEASE**

1195 Wilson Avenue Walker, MI

Property Highlights

- 12,578 SF Office Building
- Priced Below Replacement Cost For Excellent Value
- Owner-Occupant Opportunity: Ideal For a Medical Practice to Take Over a Recently Renovated 6,000 SF Specialty Medical Suite
- Prominent Location on the Corner of Wilson Avenue and Leonard Street
- 6/1,000 Parking Ratio with Circular Patient Drop-Off and Covered Entry
- Basement Storage
- Building and Monument Signage
- Public Transit Bus Stop 3051 Located Adjacent to the Property
- Nearby Amenities: Only 1 Mile North of Meijer and a Busy Retail Corridor (Starbucks, Panera, Etc.)

Building Specifications

Financials		Property Details	
Sale Price:	\$1,886,700	Building SF:	12,778 SF
Sale Price Per SF:	\$147.65/SF	Year Built:	2009
Lease Rate:	\$12.00/SF - \$17.50/SF	Acreage:	2.75 Acres
Property Taxes (2026):	\$41,057	Parcel Number:	41-13-19-126-005
Property Taxes Per SF:	\$3.21/SF	Zoning:	ORP
SEV (2026):	\$1,130,300	Municipality:	City of Walker
Taxable Value (2026):	\$893,320		

Second Floor Highlights

- Patient & Clinical Space:**
 - 10 Exam Rooms:** Fully plumbed and ready for use.
 - Specialized Facilities:** Dedicated X-Ray and Lab rooms.
 - Welcoming Entrance:** Generous waiting area and reception with dedicated check-in/out counters.
 - Convenience:** 3 restrooms, including a patient-accessible restroom in the lobby.
- Administrative & Staff Support:**
 - Comprehensive Admin Suite:** Includes private doctor's offices, Nurse/PA stations, and dedicated space for scheduling, billing, and management.
 - Staff Amenities:** Large break room for team use.
- Storage & Logistics:**
 - Ample Storage:** Multiple on-floor storage areas.
 - Basement Access:** Extensive basement storage with full elevator accessibility.

Suite	Space Available (SF)	Lease Rate (\$/SF)	Lease Type	Lease Term
100	3,058 SF	\$17.50/SF	NNN	60-120 Months
103	1,200 SF	\$17.50/SF	NNN	60-120 Months
100 & 103	4,258 SF	\$17.50/SF	NNN	60-120 Months
200	6,000 SF	\$12.00/SF	NNN	60-120 Months

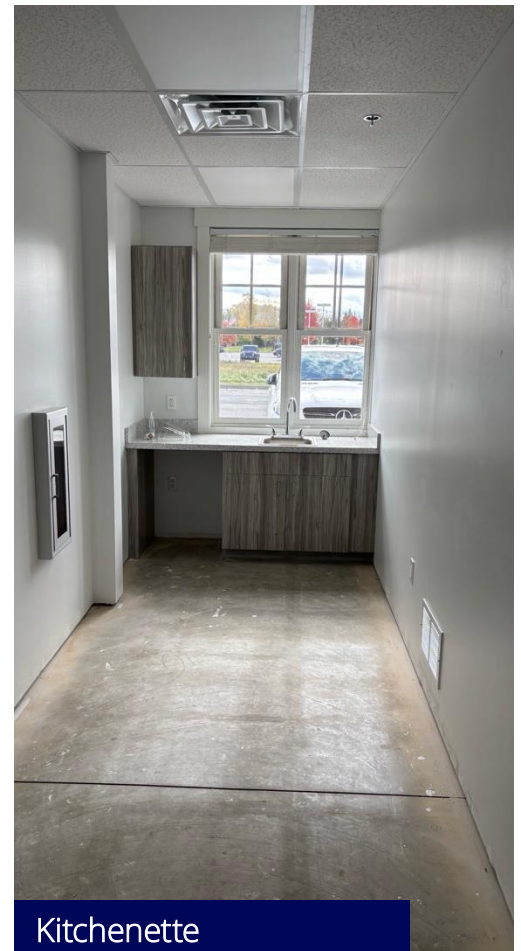
First Floor - Interior Photos



Workstation



Private Office



Kitchenette

Suite 200 - Interior Photos



Waiting Room



Exam Room



Kitchen & Breakroom



Check-In/Out Counters

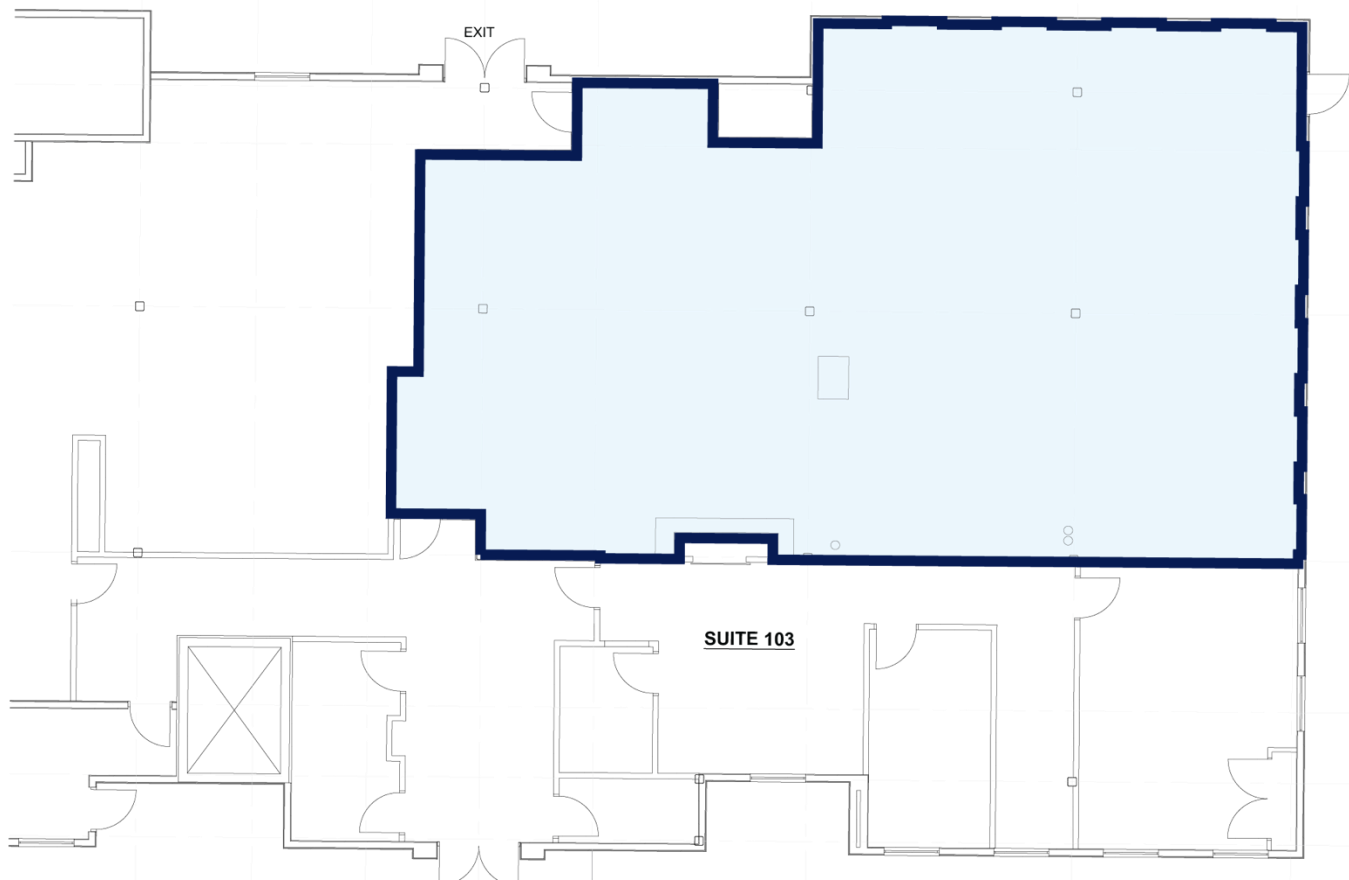


X-Ray Room



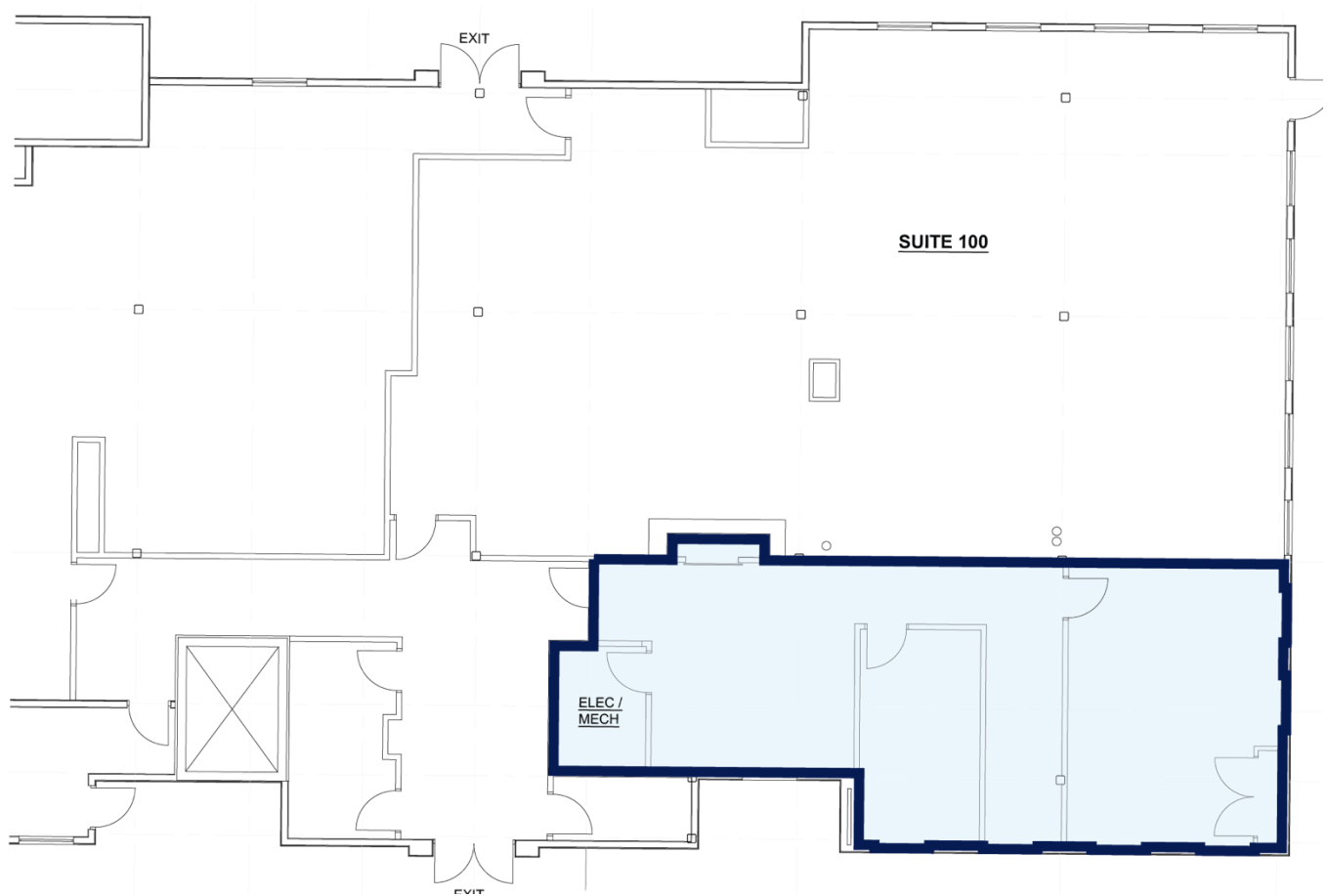
Admin Suite

Floor Plan – First Floor



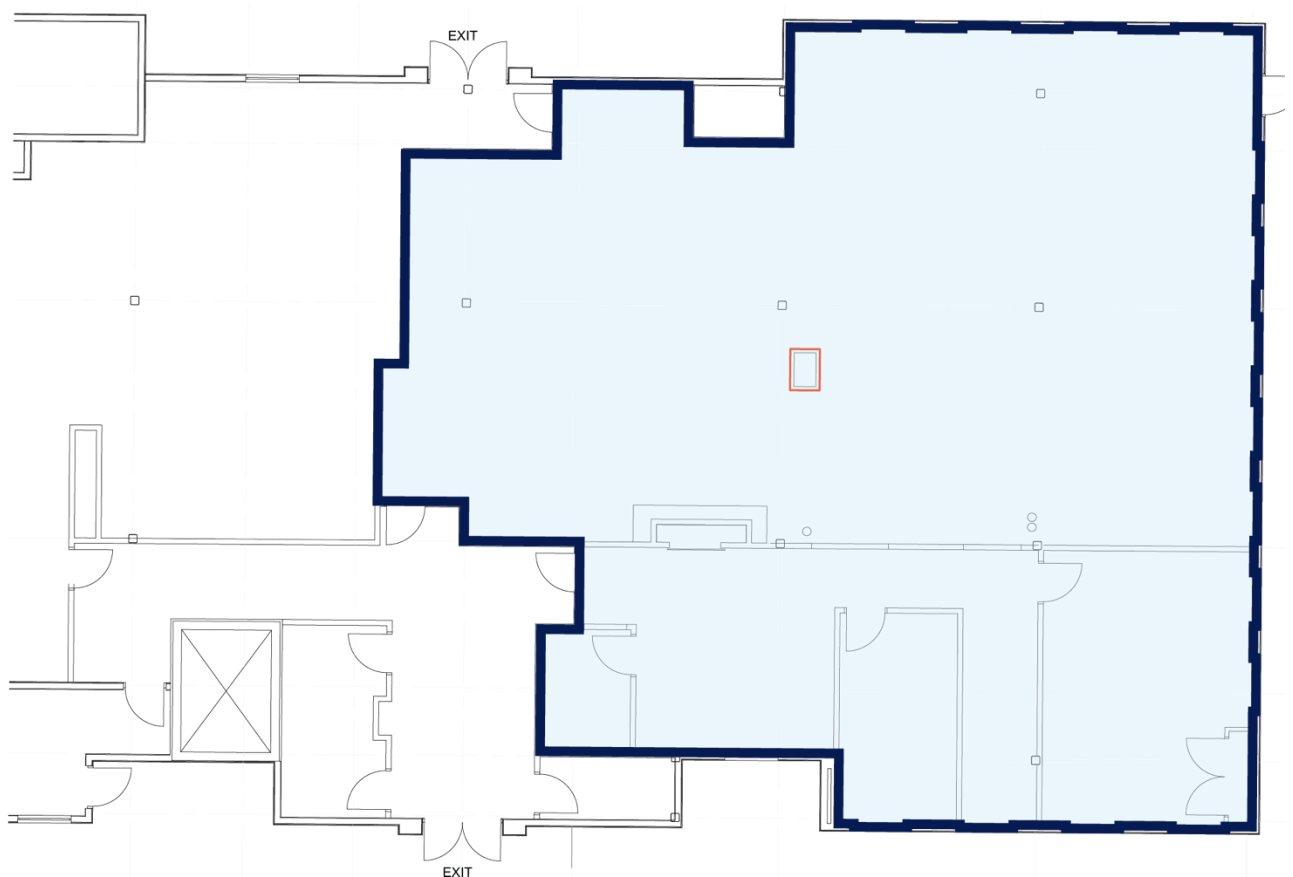
Suite 100
3,058 SF

Floor Plan – First Floor



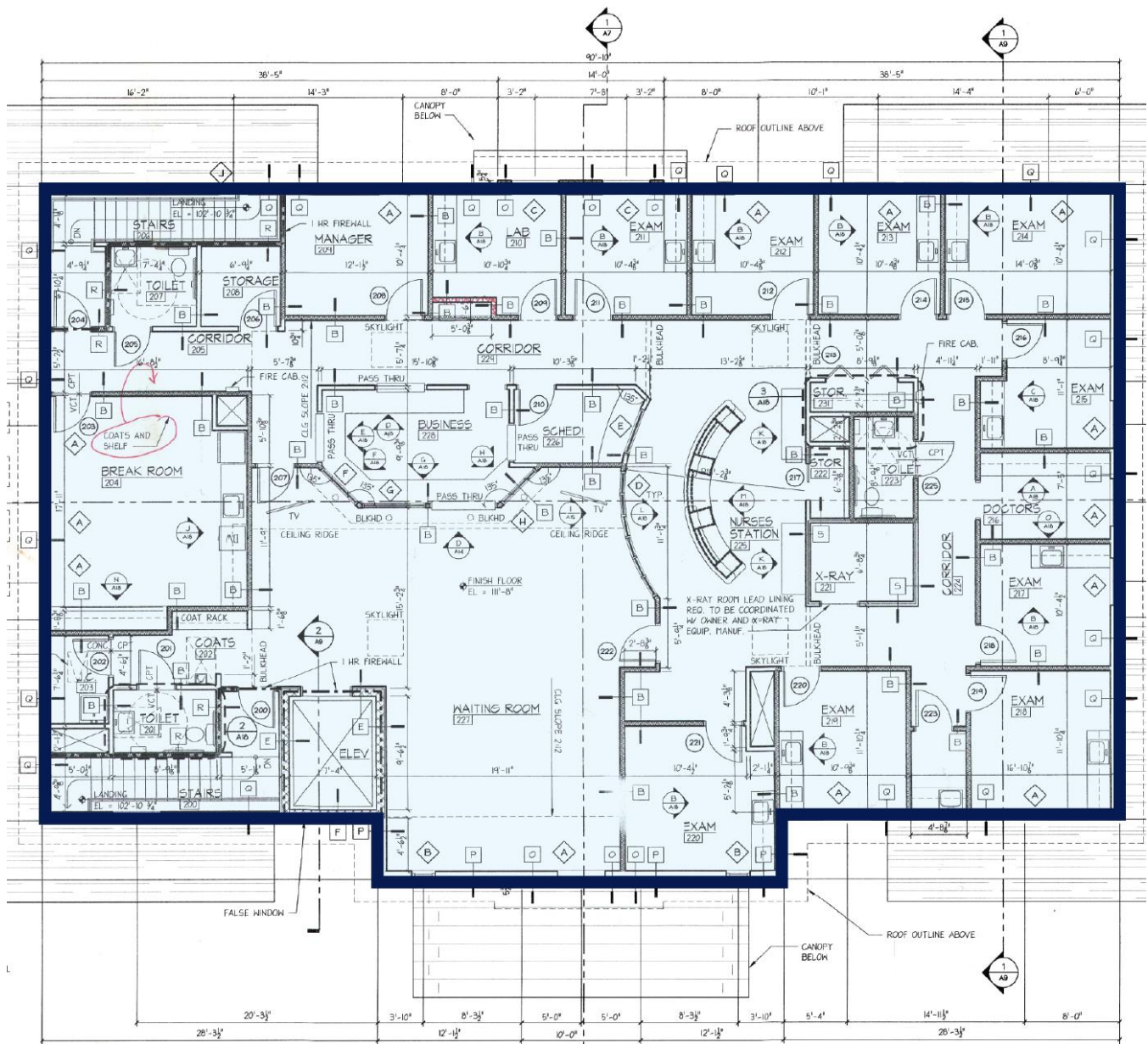
Suite 103
1,200 SF

Floor Plan – First Floor



Suite 100 & 103
4,258 SF

Floor Plan – Second Floor



Second Floor
6,000 SF



Virtual Tour

Parcel Outline



Aerial Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	6,006	31,120	79,115
Total Households	2,304	13,392	32,703
Total Family Households	1,472	8,067	18,784
Average Household Size	2.60	2.31	2.40
Median Age	38.7	39.4	35.9
Population Age 25+	4,172	22,126	54,291
2010 – 2020 Population: Annual Growth Rate (CAGR)	1.12%	0.71%	0.62%
2020 – 2025 Population: Annual Growth Rate (CAGR)	0.73%	0.62%	0.26%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	0.49%	0.42%	0.39%
Households	0.81%	0.74%	0.79%
Families	0.66%	0.55%	0.59%
Median Household Income	1.73%	1.98%	1.79%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	2,933 / 48.8%	15,319 / 49.2%	39,559 / 50.0%
Female Population / % Female	3,073 / 51.2%	15,801 / 50.8%	39,556 / 50.0%
INCOME & HOUSEHOLDS SUMMARY			
2020 Median Household Income	\$75,530	\$83,192	\$78,221
Average Household Income	\$94,166	\$104,333	\$97,371
Per Capita Income	\$38,196	\$44,148	\$40,343
SUMMARY BUSINESS DATA			
Total Businesses	136	880	2,512
Total Daytime Population	4,425	29,410	78,339
Daytime Population: Workers	1,564	15,441	42,701
Daytime Population: Residents	2,861	13,969	35,638

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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