



OFFICE BUILDING FOR SALE

1499 Business Park Dr

executive summary



1499 Business Park Dr | Traverse City, MI 49686

SALE PRICE:	\$875,000
LOT SIZE:	4.55 ACRES
BUILDING SIZE:	5,000 SF
CEILING HEIGHT:	8.0 FT
YEAR BUILT:	2003
ZONING:	IND

PROPERTY OVERVIEW

Three West is pleased to present 1499 Business Park Drive, a distinctive 5,000 SF log-sided office building on 4.55 wooded acres in East Bay Township, just minutes from downtown Traverse City. Built in 2003 and thoughtfully maintained—including recently installed mechanical systems (2024) - this single-story property blends Northern Michigan character with functional flexibility, featuring a dramatic vaulted-ceiling gathering room with knotty pine finishes, multiple private offices, a full kitchen, expansive multipurpose and recreation rooms, and ample paved parking in a serene, tree-lined setting. Zoned Industrial within the established Business Park corridor, the property is ideally suited for professional offices, nonprofit or community organizations, medical or wellness uses, or an owner-user seeking a move-in-ready headquarters with room to grow.

PROPERTY HIGHLIGHTS

- - 5,000 SF on 4.55 Wooded Acres
- - Move-in Ready Condition
- - Flexible Zoning in Business Park

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com



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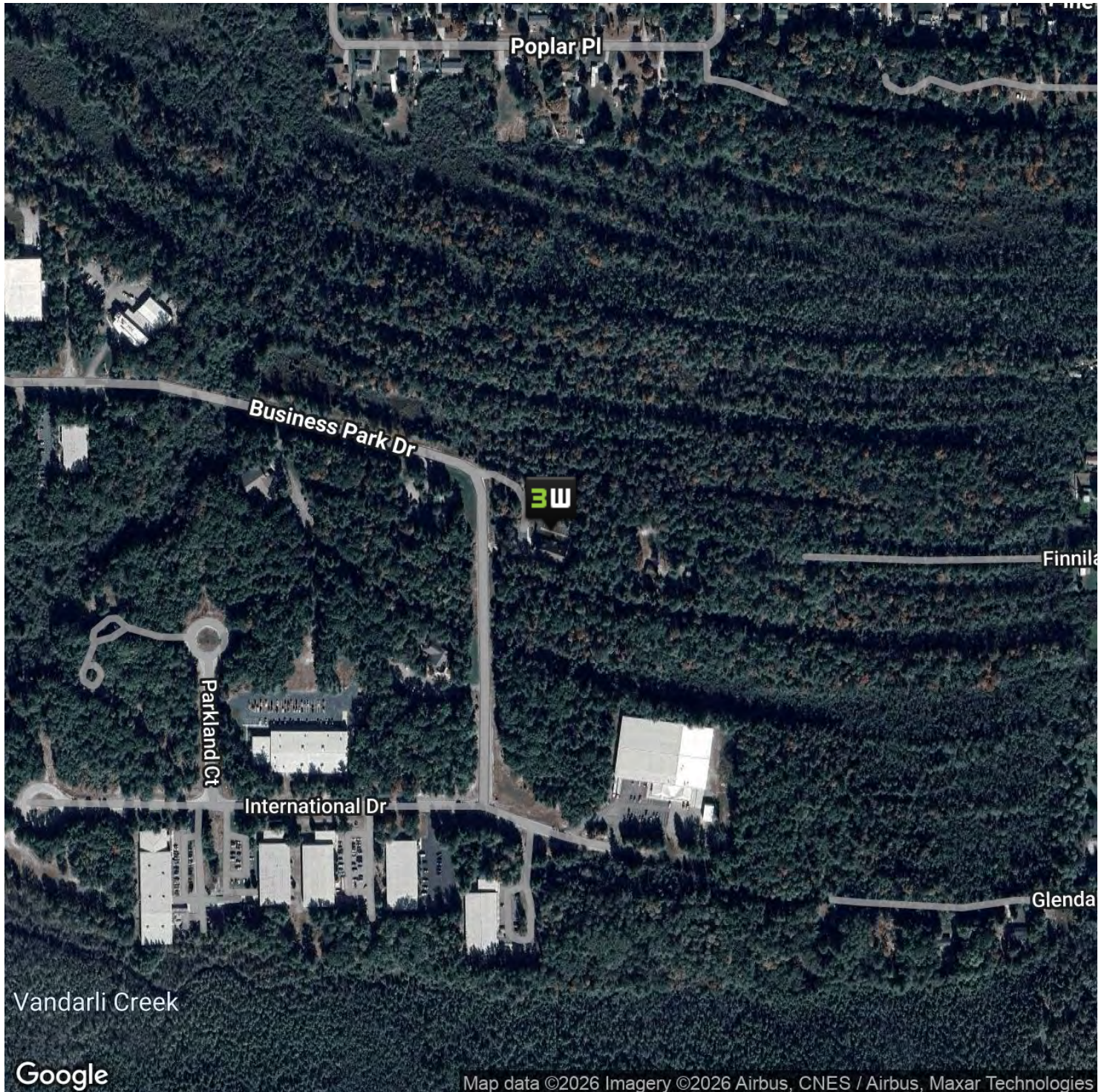


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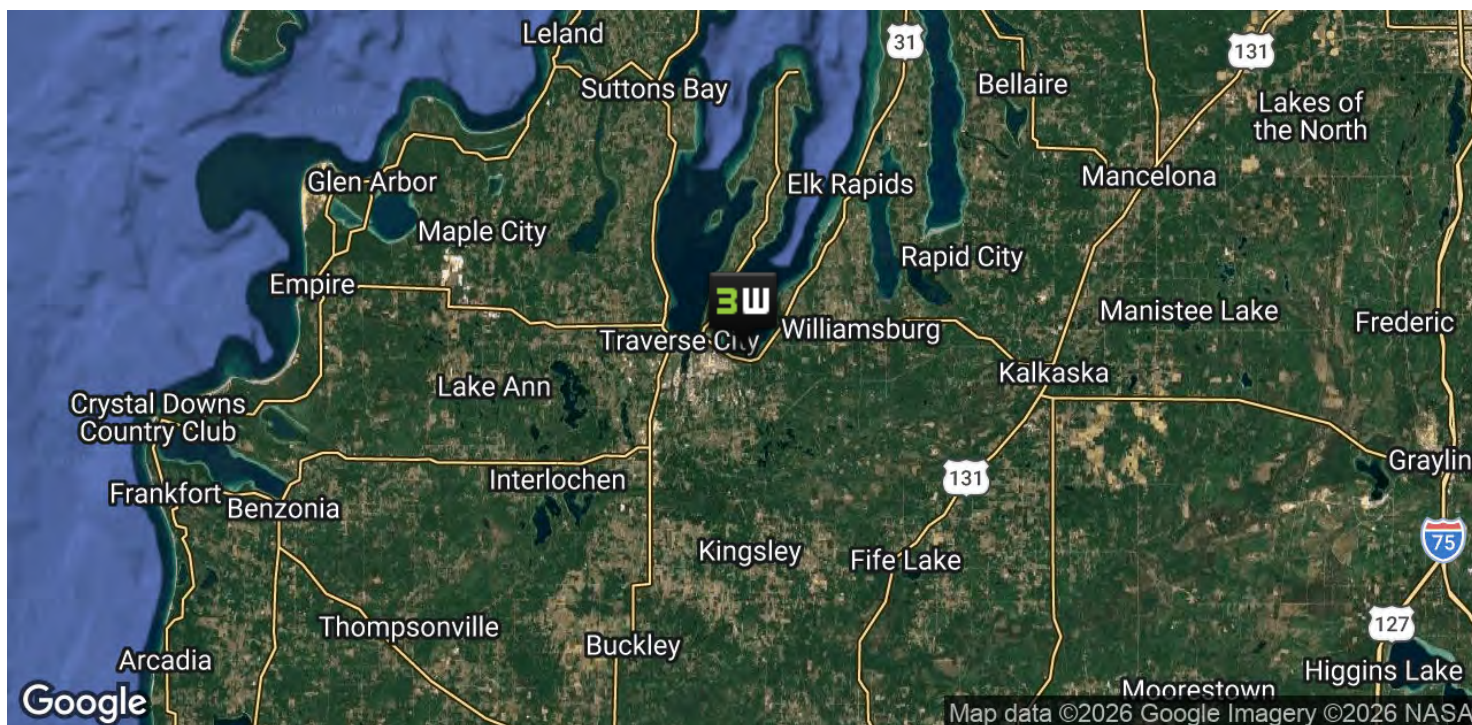
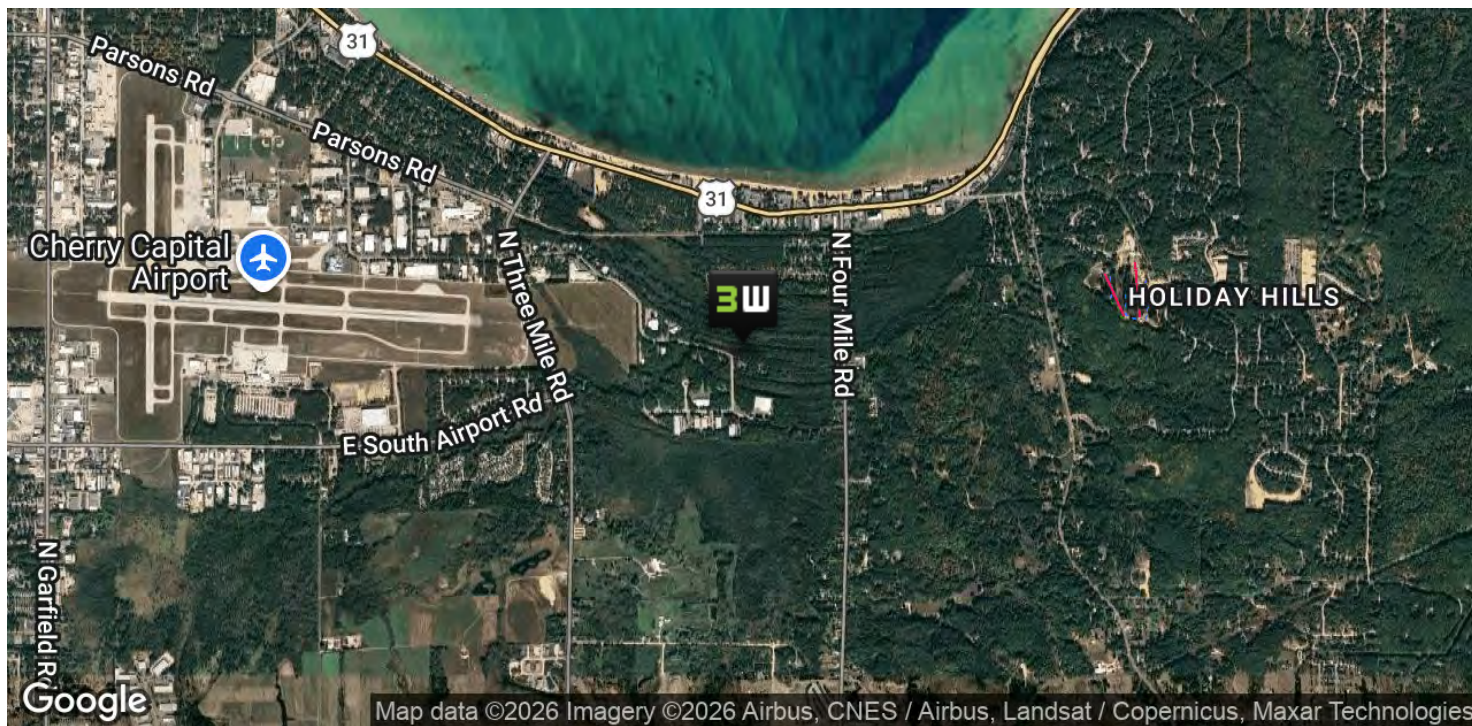


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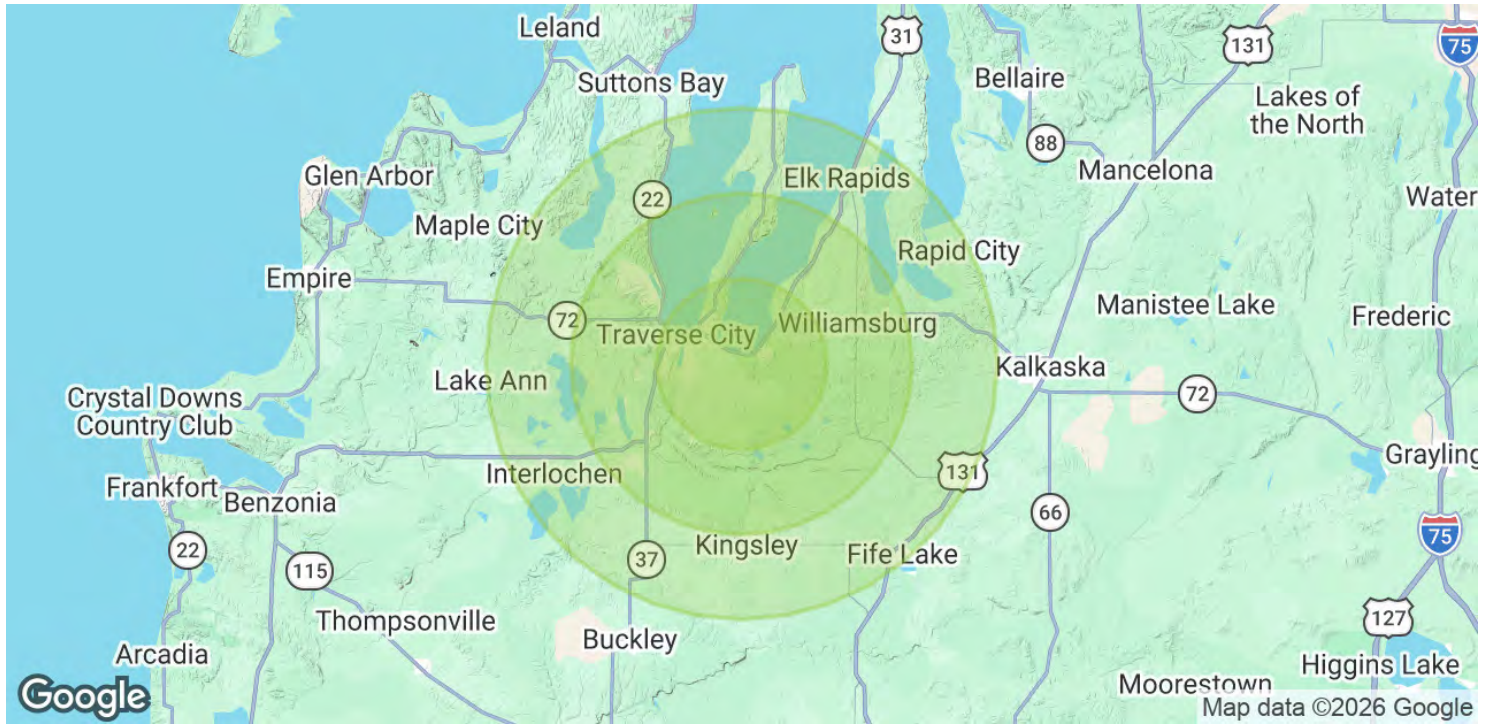


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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	38,106	76,844	109,798
Average Age	42.8	44.0	44.5
Average Age (Male)	41.3	42.6	43.3
Average Age (Female)	46.0	46.4	46.4

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	17,365	32,534	45,695
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$97,004	\$102,712	\$103,452
Average House Value	\$329,470	\$351,018	\$353,492

2023 American Community Survey (ACS)

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