

1844 S. WESTNEDGE AVENUE
KALAMAZOO, MICHIGAN

RETAIL FOR SALE
3,539 Square Feet Available



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RESTAURANT



PROPERTY FEATURES

- 3,539 total building square footage
- Total lot size is 0.626 acres
- Zoned C-C2
- Parking for 25 cars
- Sale Price: \$699,000

Comments: Turnkey restaurant located on the highly traveled S. Westnedge (12,365 cars per day traffic count). Restaurant is approximately 3,539 SF and has excellent visibility right on the hard corner. Site has a full basement and allows parking for roughly 25 cars. Currently vacant, it was in operations for over 40 years. The restaurant can seat approximately 150 persons. Great for cafe, diner, and much more. City will also allow for patio seating and potential outdoor venues with permits. Please do not approach any customers or employees.



For more information, please contact:

JOE RIZQALLAH

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1188 East Paris Ave SE, Suite 220

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1844 S. Westnedge Avenue - Kalamazoo, MI

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Site Plan



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Aerial



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	12,740	\$66,388
3 MILE	85,532	\$57,719
5 MILE	156,563	\$65,288

TRAFFIC COUNTS (TWO-WAY)

12,365	Westnedge Ave south of Howard St
13,825	Westnedge Ave south of Lovell St
13,614	Howard St west of Westnedge Ave
4,625	Howard St east of Westnedge Ave

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