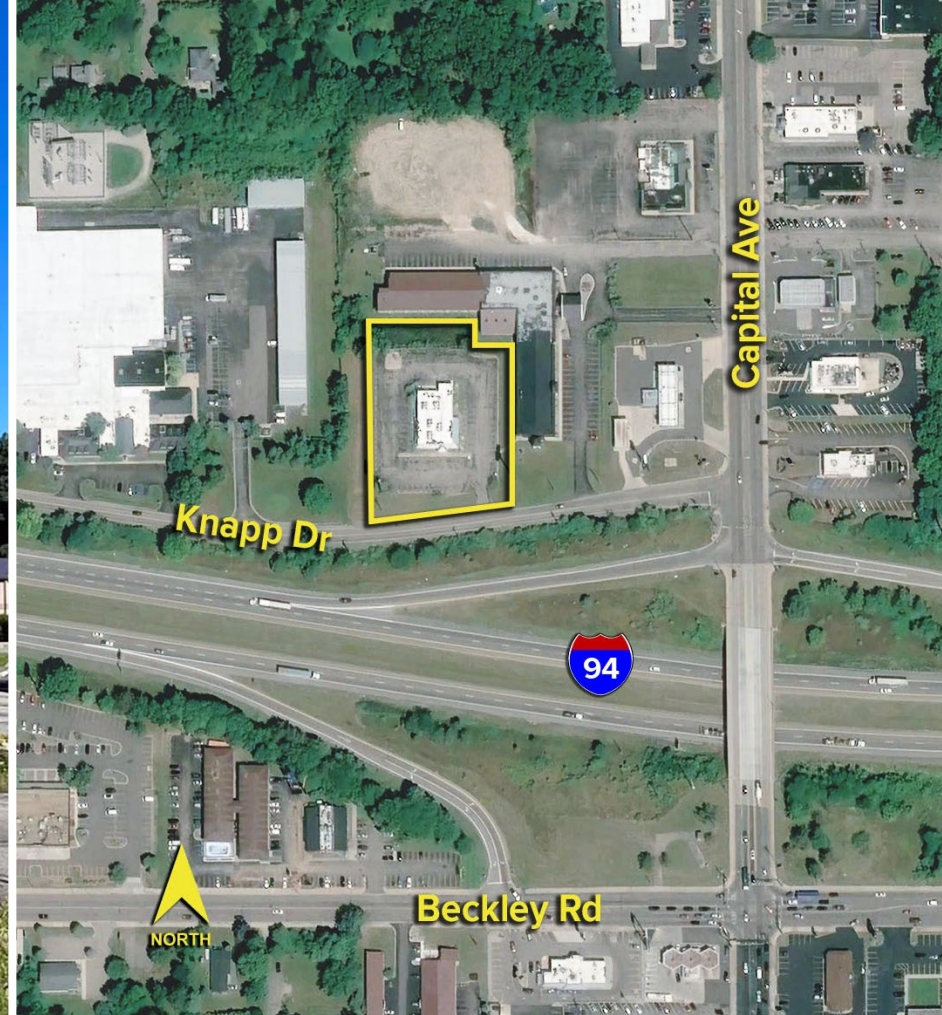


5,748 Sq. Ft. or 1.86 Acres Available



**50 KNAPP DRIVE
BATTLE CREEK, MICHIGAN**

**FOR SALE OR
GROUND LEASE**

For more information, contact:

MARVIN PETROUS

(248) 359 0647

mpetrous@signatureassociates.com



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PROPERTY OVERVIEW

- 5,748 square foot building located on 1.86 acres
- Zoned C-6
- Interior has been demolished and the space is construction ready
- Building signage available with visibility from I-94 east & west averaging 50,000+ daily drivers
- Surrounded by many national retailers
- Excellent site for hotel and restaurant with highway services
- 101 parking spaces
- Sale Price: Contact Broker
- Lease Rate: Contact Broker



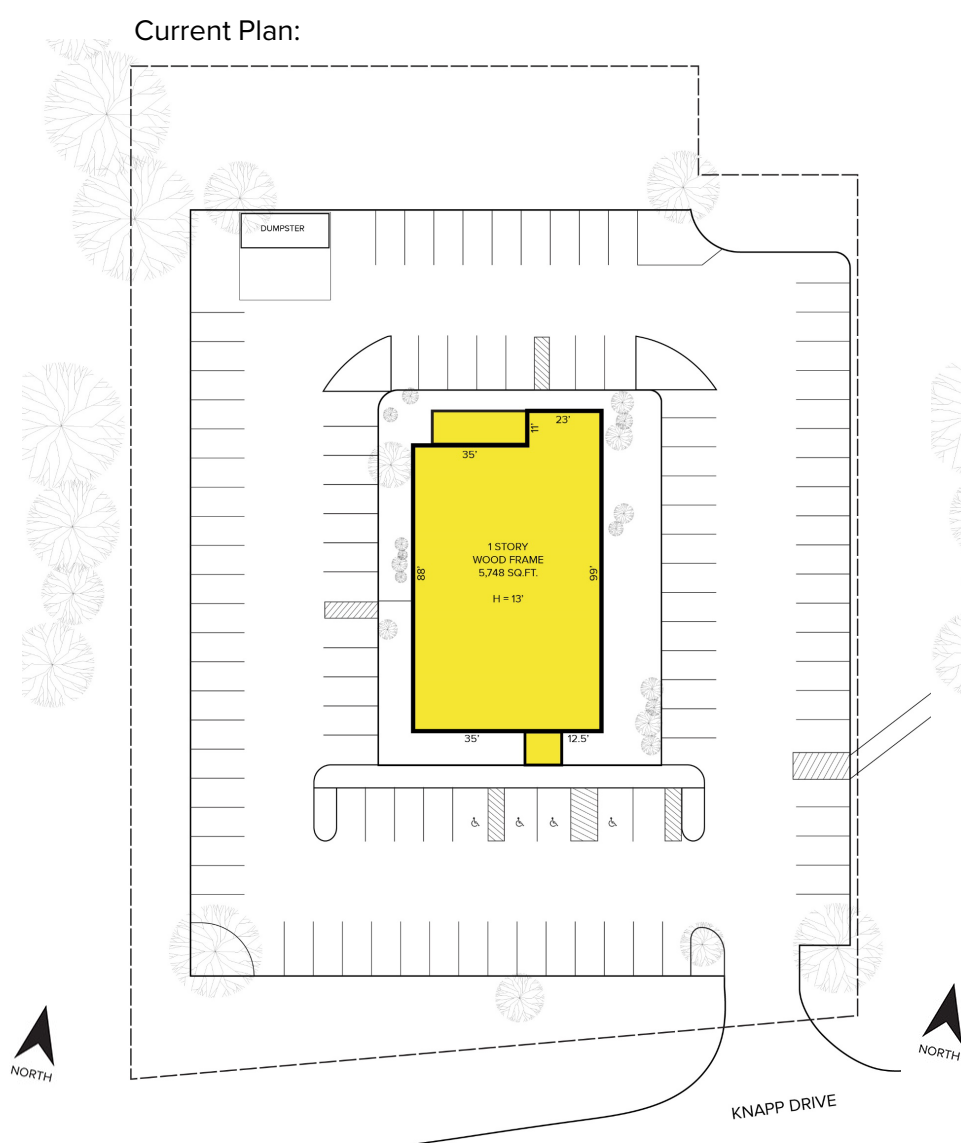
PROPERTY AERIAL



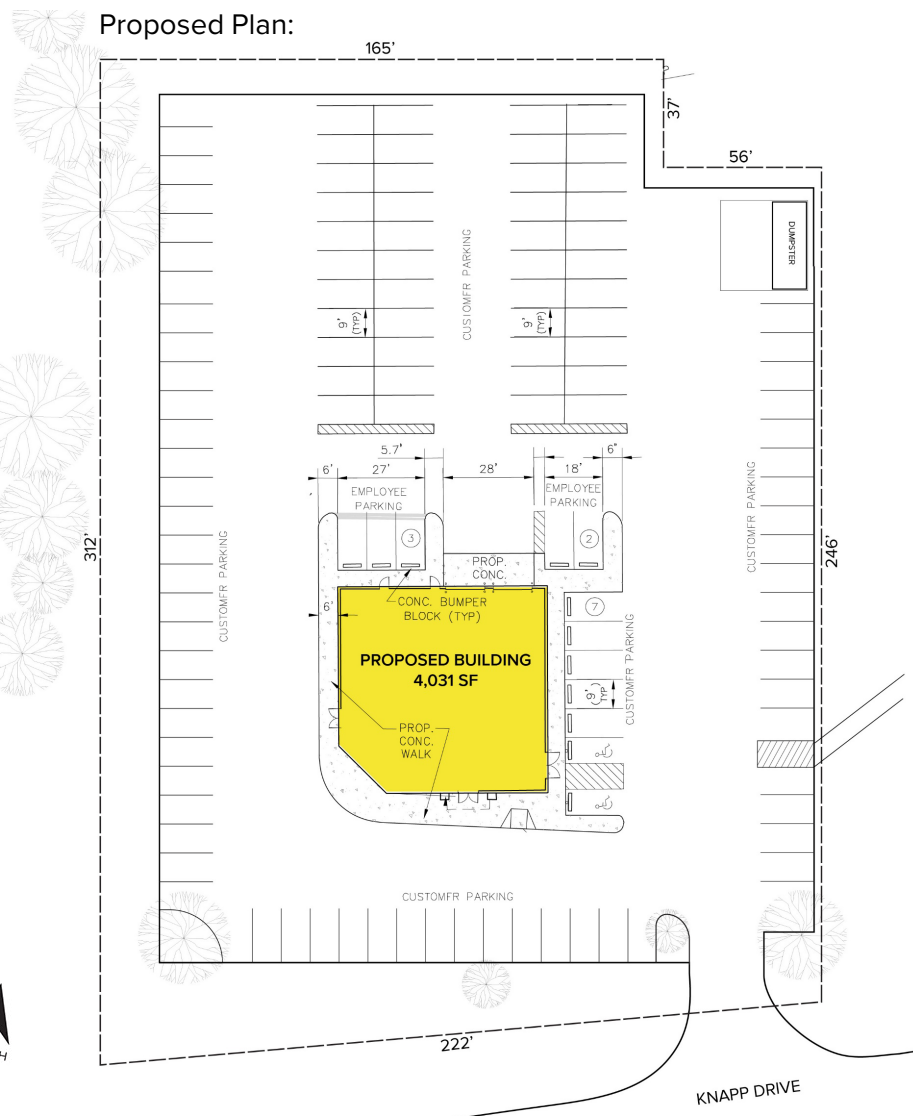
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

SITE PLAN & PROPOSED PLAN

Current Plan:



Proposed Plan:



AREA RETAIL & TRAFFIC COUNTS



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