



Land | For Sale | 0.85 Acres

Office Land for Development
Portage, Michigan

1902 W Centre
Portage, MI 49024

Overview

This is a great piece of land for your new office building located near the intersection of Oakland Drive and Centre Avenue. This site is centrally located to grocery stores, retail strip centers, restaurants, dry cleaners, financial institutions and US131 highway. This would be a great location for medical offices, general insurance office or attorney's office. Great exposure and high traffic counts on a heavily traveled road in the heart of Portage!

Sale Price

\$170,000

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PROPERTY FEATURES



County:	Kalamazoo
Municipality:	Portage
Total Acres:	0.85 Acres
Lot Dimensions:	149.17' x Irr.
Recommended Use:	Vacant Land
Zoning Code / Description:	OS-1/B-1 / Office/Retail
Between Streets:	Oakland & Julie Drive
Street Type:	Public
Sewer / Water:	Public / Public
Utilities Available:	All Public Utilities
Parcel #:	05941055A
RE Taxes / Year:	\$2,168.00 / 2026



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ZONING MAP



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ZONING - PERMITTED USE

Sec. 42-240. - Intent.

The OS-1 office service district is designed to accommodate office and institutional land use activities and are planned to serve as transitional areas between residential districts and commercial districts and between major thoroughfares and residential districts.

(Ord. No. 03-01 (Exh. A, § 42-450), 2-18-2003)

Sec. 42-241. - Principal permitted uses.

In the OS-1 office service district no building or land shall be used, and no building shall be erected, except for one or more of the following specified uses, unless otherwise provided in this article:

- A. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales.
- B. Medical offices, including clinics.
- C. Banks, credit unions, savings and loan associations and similar uses.
- D. Art studios, photographic studios and interior decorating studios.
- E. Publicly owned buildings, exchanges and public utility offices, not including storage yards, transformer stations, substations or gas regulator stations.
- F. Personal service establishments that perform services on-premises.
- G. A specialized agricultural use of land operating and in existence on the effective date (insert date) of this amendment, and land contiguous with and owned by a person operating such adjoining parcel on the effective date of this amendment, shall be considered conforming for all purposes under this article.
- H. Accessory uses customarily related to the uses permitted in this section, such as but not limited to pharmacies or apothecary stores limited to such items as corrective garments, bandages or optical services.

(Ord. No. 03-01 (Exh. A, § 42-451), 2-18-2003; Ord. No. 14-08, 7-22-2014, eff. 8-14-2014)

Sec. 42-242. - Special land uses.

The following uses may be allowed in the OS-1 office service district, subject to the conditions imposed in this section and section 42-243 for each use, and subject further, to the review and approval of the planning commission in accordance with the provisions of division 5, subdivision 1 of this article:

- A. Institutional uses, as listed below:
 - 1. Public, parochial and other private elementary, intermediate and/or high schools offering

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2. Public and private colleges, universities and other institutions of higher learning.
3. Religious institutions.
4. Private noncommercial recreational uses and institutional or community recreational centers.
5. Facilities for human care such as sanatoriums and rest and convalescent homes.
- B. Vocational, trade and/or business schools, provided that all activities shall be conducted in completely enclosed buildings.
- C. Funeral home establishments, funeral services, mortuaries and mortuary services, subject to the following:
 1. Adequate assembly area shall be provided off-street for vehicles to be used in funeral processions, and the assembly area shall be provided in addition to any required off-street parking area.
 2. A caretaker's residence may be provided within the main building of funeral/mortuary establishments.
 3. Notwithstanding section 42-243.A.1, a local street may be utilized with planning commission approval when no adverse impact to the surrounding area would result.
- D. General hospitals, except those for criminals and those solely for the treatment of persons who are mentally ill or have a contagious disease.
 1. Hospitals shall have a minimum site area of ten acres.
 2. The proposed site shall have at least one property line abutting a major thoroughfare, as designated on the major thoroughfare plan. All ingress and egress to and from the site shall be directly from a major thoroughfare, as designated on the major thoroughfare plan.
 3. There shall be no maximum height restrictions, however, the minimum setback for any main or accessory building shall be at least 100 feet for all structures of a height of 30 feet or less. For every one foot above 30 feet, the minimum setback distance shall be increased by no less than two feet.
 4. Ambulance and delivery areas shall be screened from all view from any adjoining residential district or use. Screening shall be with walls six feet in height, which shall be further subject to the requirements of [section 42-573](#).
- E. Work/live accommodations in accordance with the provisions of [section 42-137](#).
- F. Offices having laboratory and technology-related uses when meeting the following standards:
 1. When all operations are conducted and completely contained within the building.
 2. No outdoor storage.
 3. Must contain related offices as an adjunct use.
 4. Shall not emit any noise, light, vibrations, odors or other deleterious impacts towards adjacent property lines.

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5. Trucks shall not have access directly onto a residential street.
6. Loading facilities shall not face a residential zoning district without proper screening as required by code, including section 42-573 conflicting use screening.
7. All hazardous materials, waste and wastewater associated with the use shall be handled and disposed of in a manner that is not dangerous to the health and safety of the abutting areas.
8. The use and size of delivery vehicles shall be consistent with those typically found in an office, laboratory, or technology use.

(Ord. No. 03-01 (Exh. A, § 42-452), 2-18-2003; Ord. No. 11-13, 8-23-2011; Ord. No. 21-22-B, 4-26-2022; Ord. No. 22-02, 4-26-2022)

State Law reference— Special uses authorized, MCL 125.584a, MSA 5.2934(1).

Sec. 42-243. - Site development requirements.

A. All special land uses shall:

1. Have at least one property line abutting a major or collector thoroughfare as designated on the major thoroughfare plan. Ingress and egress to and from the site shall be directly from that thoroughfare or a marginal access service drive thereof.
2. Maintain a building setback of 30 feet from all property lines; and the off-street parking area shall be set back 15 feet and screened from any residential district front, side or rear yard in an abutting residential district. Funeral home establishments, funeral services, mortuaries and mortuary services shall be exempt from this requirement.

B. The outdoor storage of goods or materials is prohibited.

C. Warehousing or the indoor storage of goods or materials, beyond that normally incidental to the uses permitted in this district, is prohibited.

D. Lot, yard and building requirements shall be governed by the requirements of division 4, subdivision 10 of this article.

E. Parking, signs, landscaping, and lighting shall be governed by the requirements of division 6 of this article.

F. Site plan review shall be governed by the requirements of division 5, subdivision 2 of this article.

(Ord. No. 03-01 (Exh. A, § 42-453), 2-18-2003)

Secs. 42-244—42-259. - Reserved.

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