



Office | For Sale | 1,872 SF

**Investment Opportunity -
Professional Office**
Recently Renovated / Fully Leased

800 E Allegan Street
Otsego, MI 49078

Overview

Investment opportunity with excellent highway visibility and convenient access in a high-traffic corridor. This well-maintained property features a newly renovated office space and is currently leased to Stewart Title d/b/a Devon Title, providing immediate income. Additional highlights include ample on-site parking, a full basement for storage or additional use, and updated mechanical systems, offering long-term reliability and minimal capital expenditure for a new owner.

Sale Price

\$450,000

Derek Wissner
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Matthew Callander, CCIM
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PROPERTY FEATURES



County:	Allegan
Municipality:	City of Otsego
Gross Size:	1,872 SF
Buildings / Units:	1 Building / 1 Unit
Total Acres:	0.48 Acres
Lot Dimensions:	110' x 182.16'
Zoning Code / Description:	C-1 / Commercial
Exterior:	Brick
Heat Type / Source:	Forced Air / Gas
Parking Type:	Asphalt
Air Conditioning:	Central Air
Ceiling Ht Min/Max:	10' - 10'
Utilities Attached:	Gas and Electric
Utilities Available:	All Public Utilities
Estimated NOI:	\$58,739
Capitalization Rate:	13%



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INTERIOR PHOTOS



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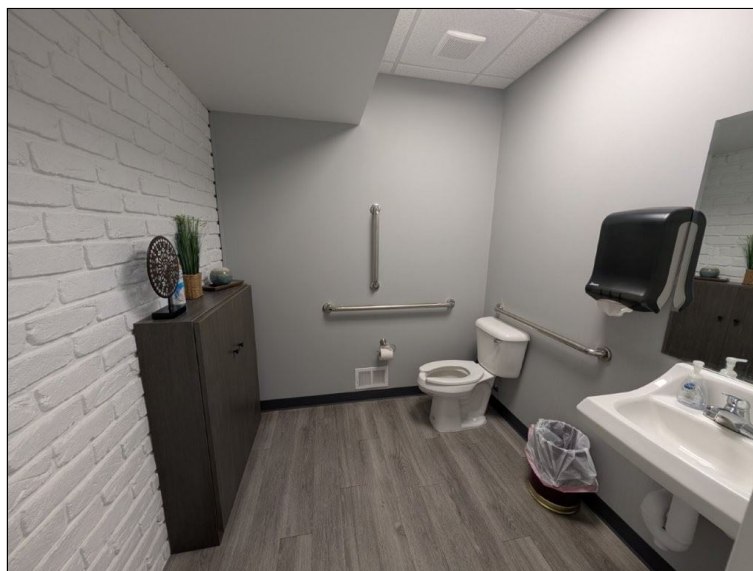
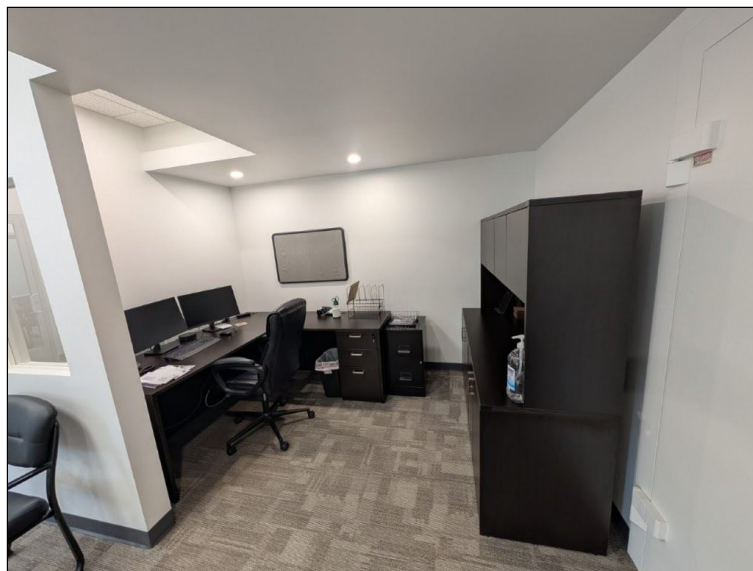
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