

4533 & 4545  
Beckley Rd  
Battle Creek, MI 49015



1.40  
Acres



\$120,000  
Sale Price

\$85,714  
Sale Price/Acre

## FOR SALE

Located along Beckley Road in Battle Creek, Michigan, 4533 & 4545 Beckley Road is vacant commercial land positioned within one of the area's primary retail and commercial corridors. The sites offer excellent visibility, convenient access to I-94, and proximity to major national retailers, restaurants, hotels, and healthcare providers. With strong traffic counts and established surrounding development, the properties are well-suited for a variety of commercial, retail, office, or service-oriented uses.

## CONTACT

MICHAEL VISSER  
direct 616 327 2617  
mobile 616 262 7591  
Michael.Visser@AdvantageCRE.com

THOMAS VREDEVELT  
direct 616 327 2609  
mobile 616 724 0024  
Thomas.Vredevelt@AdvantageCRE.com

TYLER SCHEWE  
direct 616 327 2619  
mobile 734 536 8898  
Tyler.Schewe@AdvantageCRE.com



4533 & 4545  
Beckley Rd  
Battle Creek, MI 49015

ALSO AVAILABLE  
4625 Beckley Rd



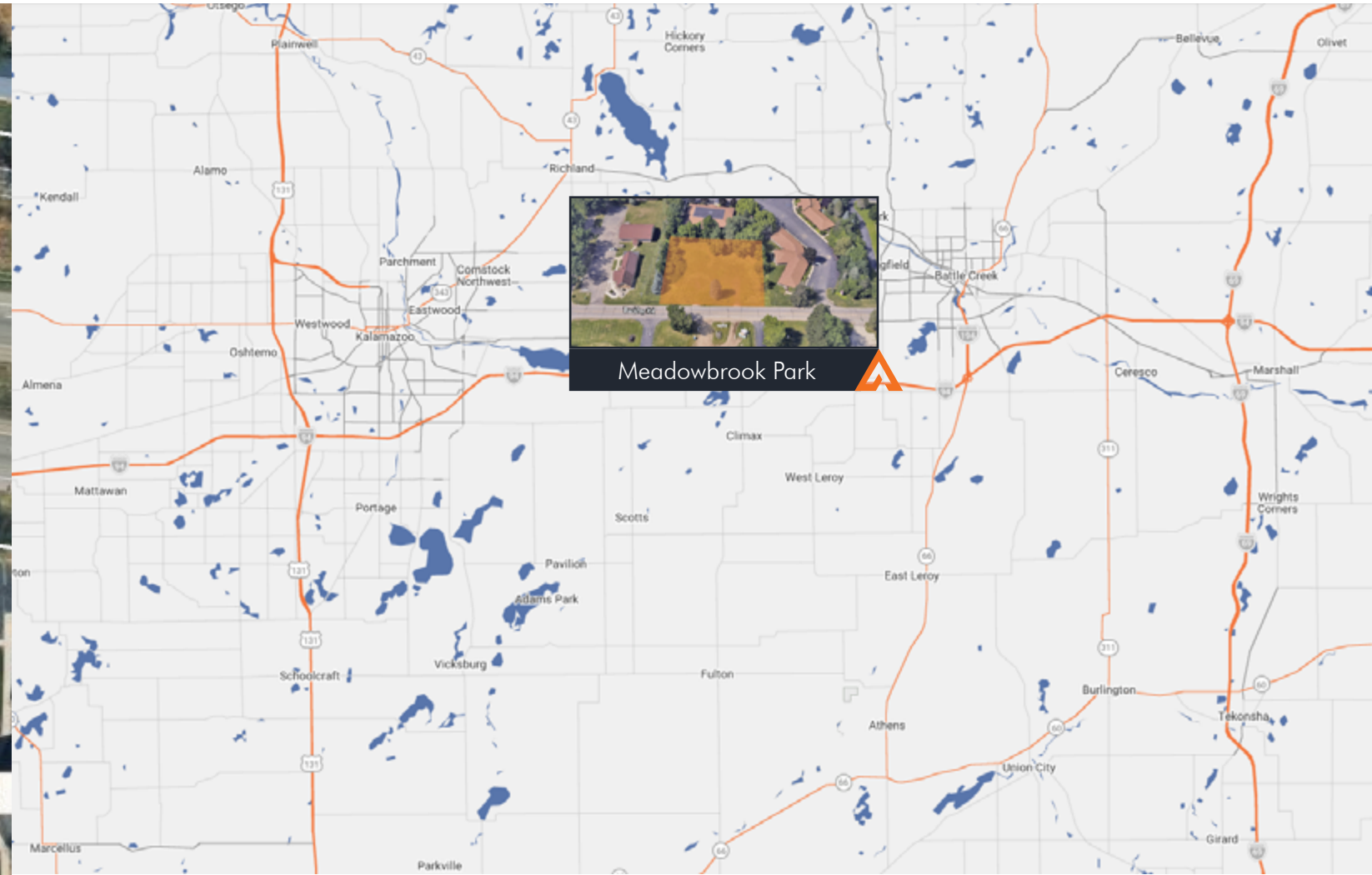
Fairfield  
BY MARRIOTT

Minges Rd S

Beckley Rd

4533 Beckley Rd

4545 Beckley Rd



Meadowbrook Park



## PROPERTY MAPPING

### PROXIMITY TO

Battle Creek	6 miles
Kalamazoo/Battle Creek Airport	20 miles
Lansing	55 miles
Grand Rapids	76 miles
Detroit	120 miles
Chicago	165 miles
Indianapolis	223 miles

# 4533 & 4545 Beckley Rd Battle Creek, MI 49015

## CITY OF BATTLE CREEK ZONING ORDINANCE

### 1240.12 B-2 REGIONAL COMMERCIAL DISTRICT

#### a. Purpose

It is the purpose of this district to accommodate those specialized retail and business service activities herein specified that serve the whole community, as well as persons traveling on interstate highways, and typically may be grouped around a major interstate highway interchange (I-94) generating a considerable volume of vehicular traffic. It is the purpose of these regulations to permit the establishment of a limited variety of business enterprises and to provide flexibility for adaptation to new merchandising techniques as may develop, particularly where the use of motor vehicles is involved. In order to utilize the full potential effectiveness of this District, certain functions that would operate more effectively in other districts and that would interfere with the general business effectiveness of this District have been intentionally excluded.

#### b. Permitted Uses

- Arena/Theater
- Artisan/Maker Space
- Assisted Senior Living
- Automobile Car Wash Establishment (Section 1251.04)
- Automobile or Vehicle Dealership (Section 1251.07)
- Automobile Repair (Section 1251.05)
- Automobile Service Station (Section 1251.06)
- Banquet and Meeting Hall (Section 1251.08)
- Bar, Tavern, or Saloon
- Bookstore
- Brewpub
- Catering Businesses
- Child Care Centers
- Convalescent Home, Nursing Home, or Home for the Aged (Section 1251.13)
- Distillery, Winery - w/ or w/o food
- Drive-Thru Business (Section 1251.14)
- Essential Services
- Event Center
- Financial Institutions
- Funeral Homes, Mortuaries, and Crematoriums
- Government/Public Uses (Section 1251.16)
- Greenhouse / Nursery (Principal Use)
- Hospital > 20,000 sq.ft. (Section 1251.19)
- Hotel (Section 1251.20)
- Indoor Recreation
- Institutions of Higher Education
- Kennels/Veterinarian (Section 1251.23)

- Marihuana: Adult-Use Marihuana Microbusiness(Section 1251.24) (Section 1251.26)
- Marihuana: Adult-Use Marihuana Retailers (Section 1251.24) (Section 1251.25)
- Marihuana: Medical Marihuana Provisioning Center(Section 1251.24) (Section 1251.30)
- Marihuana: Medical and Adult Use Marihuana Safety Compliance Facility(Section 1251.24) (Section 1251.31)
- Marihuana: Medical and Adult Use Marihuana Secure Transporter (Section 1251.24) (Section 1251.32)
- Medical or Dental Clinic < = 20,000 sq .ft.
- Microbrewery (Section 1251.35)
- Motel (Section 1251.34)
- Nightclub
- Office
- Outdoor Recreation/ Private (Section 1251.36)
- Outdoor Recreation/ Public (Section 1251.36)
- Pawn Broker
- Personal Service Establishment (Section 1251.39)
- Private Club
- Private K-12 Schools
- Public K-12 Schools
- Religious Institutions (Section 1251.42)
- Research and Development
- Restaurant
  - Carry-Out
  - Drive-In
  - Drive Thru (Section 1251.14)
  - Full Service
  - Limited Service
- Retail Sales > 17,000 sq.ft.
- Self Storage Facilities (Section 1251.44)
- Vehicle Repair, Minor

#### c. Special Land Uses

- Adaptive Reuse (Section 1251.01)
- Cemetery (Section 1251.11)
- Parking as a Principal Use
- Transportation and Logistics
- Vehicle Repair, Major (Section 1251.54)
- Warehouse
- Wholesale

Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses.

[Click for full zoning ordinance](#)





4533 & 4545 Beckley Rd  
Battle Creek, MI 49015

Beckley Rd



MICHAEL VISSER  
direct 616 327 2617  
mobile 616 262 7591  
Michael.Visser@AdvantageCRE.com



THOMAS VREDEVELT  
direct 616 327 2609  
mobile 616 724 0024  
Thomas.Vredevelt@AdvantageCRE.com



TYLER SCHEWE  
direct 616 327 2619  
mobile 734 536 8898  
Tyler.Schewe@AdvantageCRE.com



3333 Deposit Drive NE, Suite 100  
Grand Rapids, MI 49546  
www.AdvantageCRE.com  
616 327 2800

Advantage Commercial Real Estate has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

Updated 6/15/2026