

RETAIL/MIXED USE
BUILDING

**FOR
SALE**

**22 W MICHIGAN AVENUE
BATTLE CREEK, MI**

LISTING AGENT

Chad VanDerwall

Chad@KalamazooCRE.com

Office:

269-888-2755

501 West Willard Street
Kalamazoo, MI 49007

www.KalamazooCRE.com



**OFFERED FOR SALE AT
\$999,000**

This 16,422 SF retail/mixed-use building offers a unique opportunity in Downtown Battle Creek. The three-story building sits on 0.131 acres and is located approximately one mile from I-194 and less than five miles from I-94. The property also offers street parking along the front of the building, and a large city lot in the back.

The building's roof and HVAC system have been updated within the last five years. The first floor is currently occupied by a bike shop, with a full basement utilized for storage. The bike shop business is also available for sale. The second floor is leased to a Hyrox Training Club, while the third floor is leased to a women's gym featuring a locker room and sauna.

PROPERTY + BUILDING INFORMATION

22 W MICHIGAN AVENUE BATTLE CREEK, MI

\$999,000

LISTING PRICE

THE PROPERTY

APN: 52-0252-00-043-0

Acres: 0.131

Zoning: T-5 (Downtown Comm)

Parking: Street + City Lot

THE BUILDING

Building Size: 16,422 SF

Stories: Three (3)

Year Built: 1909

Restrooms: Four (4)

REAL ESTATE TAXES

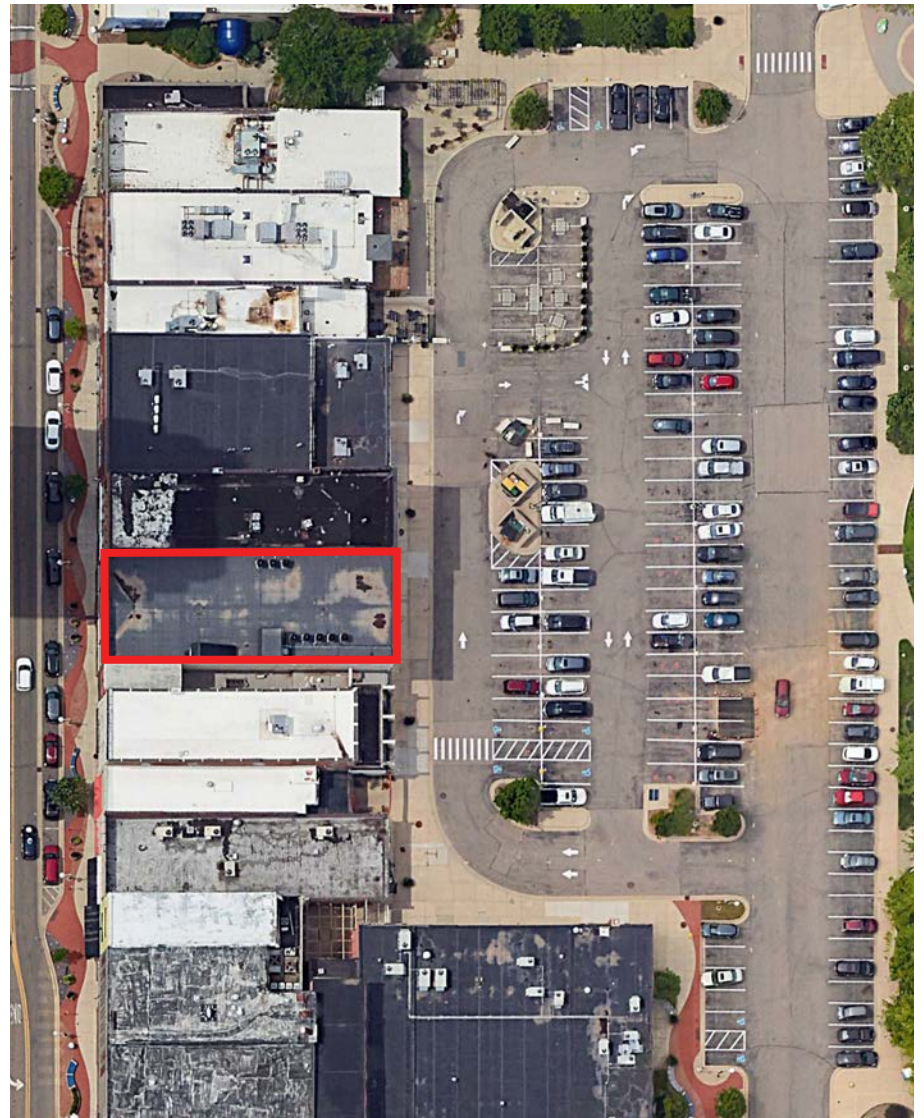
\$13,121.35

2025 Winter \$4,225.98

2025 Summer \$8,895.37



AERIAL OUTLINE OF PARCEL



The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective Buyer/Tenant should complete their own due diligence and should not rely on Owner/Landlord-provided materials or representations.

**UPROOT MARKET
& EATERY**

**KELLOGG'S
HEADQUARTERS**

MICHIGAN AVENUE

MCCAMLY STREET

**NEW HOLLAND
BREWING**

**FESTIVAL MARKET
SQUARE**

**GRAND VALLEY
STATE UNIVERSITY**

**CLARA'S ON
THE RIVER**

**KELLOGG
ARENA**

**GRIFFIN
GRILL & PUB**

THE MILTON

LOCATION

**DOUBLETREE
BY HILTON**

SCHLOTZSKY'S

GOODWILL

CAPITAL AVENUE SW

**JIMMY
JOHN'S**

**MILL RACE
PARK**

**WK KELLOGG
FOUNDATION**



PROPERTY PHOTOS



PROPERTY PHOTOS

