

# Build Your Momentum Off Our Momentum



**Property Address: 15 Carlyle Street**



## Information:

The two-story brick building contains 13,150 square feet of area with a full 7,055 square foot daylight basement (480 square foot basement lean-to for utilities). There is an enclosed loading dock (12X21) along the southeasterly side of the building. The building offers the best view of the beautiful Battle Creek river, Kellogg World Headquarters, and the proposed location for the Battle Creek Area Math and Science Center. It would be ideal for a residential development.

## Property Details:

Site Name	15 Carlyle Street
City, County, ZIP	Battle Creek, Calhoun, 49017
PIN #:	0253-00-048-0
Year Built	1903
Zoning	Commercial
Electric	Consumers Energy
Gas	Semco Energy
Water	City of Battle Creek
Telecom	Multiple providers, high speed Internet access available, Sonet Fiber Ring

## Additional Information Available:

- 2003 Phase I Environmental Site Assessment Report
- 2003 Building Appraisal Report

## Take advantage of the growth and investment in downtown Battle Creek!

Battle Creek Unlimited wants you to bring your project to downtown Battle Creek. That is why BCU is announcing a real estate development opportunity where properties it owns in downtown Battle Creek will be available to developers and individuals for the cost of the title transfer for projects demonstrating substantial economic impact. As a requirement of ownership, purchasers must agree to complete renovations within 24 months. Selected purchasers will be required to enter into a development agreement and deposit \$10,000 into an escrow account. The escrowed amount will be returned to the purchaser once renovations are completed.

Development plans by interested purchasers will be evaluated based upon economic development criteria and priorities expressed by Battle Creek Unlimited for downtown Battle Creek and may include factors as follows:

- Presentation by the prospective purchaser of a viable business plan; and
- Purchaser/developer's redevelopment experience, including downtown environments; and
- Enhancement of the tax base of the Battle Creek Downtown Development Authority; and
- Enhancement of the employment base in Battle Creek; and
- Evidence that the proposed project enhances targeted sectors in downtown Battle Creek; and
- Determination that the proposed project will provide favorable economic impact in downtown Battle Creek and the city of Battle Creek in general; and
- Level of proposed private investment.

## Contact Information:

Property Representative	Cheryl Beard
Company	Battle Creek Unlimited
Phone Number	269.441.1664
Email Address	beard@bcunlimited.org

