

# Build Your Momentum Off Our Momentum



**Property Address: 17 West Michigan Avenue**



## Information:

This four-story plus basement has a wood and masonry structure. Some improvements have been made to the HVAC, electrical, and main floor restrooms. It contains roughly 42,680 square feet. The first, second, and basement floors each contain 9,600+ square feet. The third and fourth floors each contain 6,360 square feet. The building has a parking lot with 17 spaces on the Jackson Street side along with a loading dock and overhead door.

## Property Details:

Site Name	17 West Michigan Avenue
City, County, ZIP	Battle Creek, Calhoun, 49017
PIN #:	0252-00-060-0
Year Built	1920
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:

- 2008 Baseline Environmental Assessment Report
- 2009 Due Care Plan
- 2011 Land Survey 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:

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