

Build Your Momentum Off Our Momentum



Property Address: 50 West Michigan Avenue



Information:

This building contains roughly 20,000 square feet, full basement, and 2,000 square feet on the second floor. It has been vacant for more than four years. J.C. Penney operated its retail establishment in the 1970s and early 1980s. It has front and rear access as well as two staircases that lead to the basement. It also has a freight elevator in the building rear. The building was constructed to hold additional floors.

Property Details:

Site Name	50 West Michigan Avenue
City, County, ZIP	Battle Creek, Calhoun, 49017
PIN #:	0252-00-050-0
Year Built	1959
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 Phase I Environmental Site Assessment Report Update
- 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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