

# Build Your Momentum Off Our Momentum



**Property Address: 64 West Michigan Avenue**



## Information:

This 3-story 13,500 square foot building is located on the northeast corner of West Michigan Avenue and McCamly Street. This property is only a block away from Kellogg's World Headquarters and the W.K. Kellogg Foundation, as well as adjacent to the Battle Creek Tower. There is an egress on three sides of the building. A city-owned parking lot sits directly behind the property. This property is an ideal location for a convenience store, restaurant, or retail shop.

## Property Details:

Site Name	64 West Michigan Avenue
City, County, ZIP	Battle Creek, Calhoun, 49017
PIN #:	0252-00-052-0
Year Built	1928
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:

- 2009 Building Appraisal Report
- 2010 Phase I Environmental Site Assessment 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

