

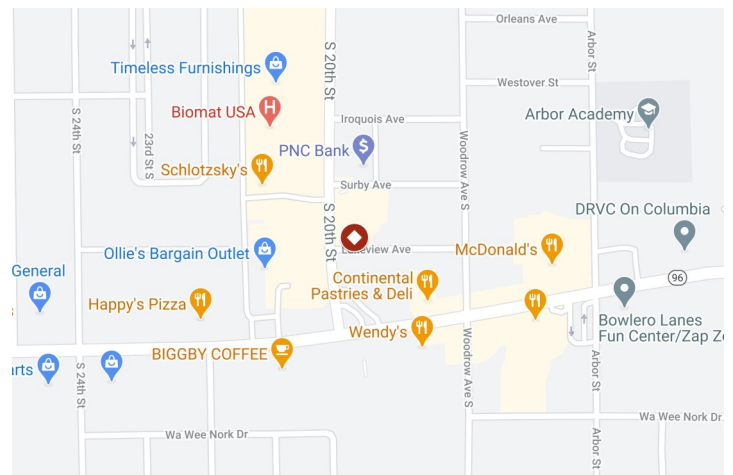


77 S. 20th Street

Battle Creek, Michigan 49015

Property Features

- 7-Unit investment property (5 occupied; 1 vacant; Storage unit is month to month)
- Close to Columbia Avenue amenities
- Credit tenants in-place
- Projected 2024 NOI: \$62,943
- On-site parking: 15 spaces
- Price: \$549,000 (\$43.33/SF)
- Proforma Cap: 11.5%



For more information, contact:

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Asset Overview

77 S. 20th Street
Battle Creek, Michigan

More Than An Address

This well-located office building offers a fantastic investment opportunity for a buyer. Projected NOI for 2024 is \$62,943 / vacancy.

The Offering

Sale	\$549,000
Per SF	\$43.33/SF
11.5% cap	with 18.6%



Sale Overview

77 S. 20th Street
Battle Creek, Michigan

The Building

Total Building Size	12,670 SF
Acreage	0.39 Acres
Dimensions	132 x 127
Parcel #	52-6970-13-945-0
HVAC	Gas/Forced Air
Air Conditioning	100% (Except storage)
Signage	On-building options / Pylon
Parking	Surface, on-site (15 spaces)
Zoning	C-2
# of Units	7 Units (5 occupied; 1 vacant; storage unit is month-to month)

Sale Information

Sale Price	\$549,000 (\$43.33/SF)
Proforma 2024 NOI	\$62,943
Proforma Cap Rate	11.5%
Municipality	City of Battle Creek
SEV	\$250,005 (2024)
Taxable Value	\$250,005 (2024)
Annual Property Taxes	\$17,002.59 (2023) (\$1.34/SF)
Terms	Cash / Conventional
Possession	At closing, subject to tenant rights



Vacant Unit—1,092 SF

77 S. 20th Street
Battle Creek, Michigan



Aerial Photography

77 S. 20th Street
Battle Creek, Michigan



NAI Wisinski of
West Michigan

Commercial Real Estate Services, Worldwide.

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Location Map

77 S. 20th Street
Battle Creek, Michigan



Confidentiality Agreement

77 S. 20th Street
Battle Creek, Michigan

CONFIDENTIALITY AGREEMENT FOR RELEASE OF PROPERTY INFORMATION



BROKER: NAI Wisinski of West Michigan ("Broker")

PROPERTY: 77 S. 20th Street, Battle Creek, Michigan

This Confidentiality Agreement (the "Agreement") is made and agreed to by NAI Wisinski of West Michigan ("Broker") and the Requesting Party, as identified below. Broker previously executed an exclusive listing contract with the owner of the Property identified above (the "Owner"). Broker hereby discloses that it is an agent of Owner. The term Broker shall include Broker's respective real estate licensees.

Requesting Party now requests certain information regarding the Property for the purpose of evaluating a possible acquisition or lease of the Property. Owner has instructed Broker to release information regarding the Property, much of which is highly confidential, only to parties who have executed a confidentiality agreement. Requesting Party, in exchange for the release of information regarding the Property, now agrees to the following terms and covenants:

1. Requesting Party will not disclose, permit the disclosure of, release, disseminate, or transfer any information obtained hereunder ("Information") to any other person or entity.
2. If Requesting Party is a corporation, partnership, limited liability company, or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know of the Information and who are specifically aware of the Agreement and agree to honor it.
3. Requesting Party, whose signature appears below, as well as their agents, successors and assigns agree that, regardless of whether a transaction is consummated as a result of the furnishing of information in connection herewith, all such parties referred to in this paragraph agree to refrain from competing with Broker with regard to the above described property, which includes without limitation, circumventing Broker and contacting the property Owner directly regarding the Property and entering into a transaction for the Property which does not pay compensation to Broker in an amount Broker would have received without such unauthorized transaction.
4. This Agreement applies to all Information received from Broker, now or in the future, which is not readily available to the general public. Requesting Party understands that all Information shall be deemed confidential, valuable, and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner and Broker. Persons violating this agreement by either disclosing the confidential information or competing shall be subject to an action for damages and / or action for injunctive relief to prevent further disclosure.
5. All Information shall be used for the sole purpose of evaluating the potential acquisition of the Property, and it shall not at any time or in any manner be used for any other purpose.
6. Requesting Party shall not contact concerning the Property any persons other than Broker without Broker or Owner's written permission. Such persons include, without limitation, Owner's employees, suppliers, and tenants.
7. Neither Broker nor Owner makes any representations or warranty, express or implied, as to the accuracy or completeness of any Information provided. Requesting Party assumes full and complete responsibility for confirmation and verification of all Information received and expressly waives all rights of recourse against Broker and Owner with respect to the same.
8. The obligations of confidentiality undertaken pursuant to this Agreement shall survive any expiration or termination of Broker's listing contract with Owner.
9. The person signing on behalf of Requesting Party represents that he or she has the authority to bind the Requesting Party.
10. This Agreement shall be governed and construed in accordance with the laws of the State of Michigan.

Accepted and agreed to: _____ (Date)

Requesting Party/Principal/Client:

Signature: _____

Name (Print): _____

Company: _____

Address: _____

Phone No.: _____

Email: _____

Agent for Requesting Party:

Signature:  _____

Name (Print): Kara Schroer, CCIM

Company: NAI Wisinski of West Michigan

Address: 1803 Whites Road, Kalamazoo 49008

Phone No. 269-569-0953

Email: karas@naiwwm.com



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