

RARE OPPORTUNITY IN THE HEART OF KALAMAZOO

Sitting prominently on the city's main drag of E Michigan Avenue is a historical four-story building that offers so many possibilities. This is a rare opportunity to buy one of downtown Kalamazoo's historic buildings

THE REAL ESTATE

The main floor hosts 2 units facing E Michigan with current businesses and long-term tenants, Ouzo's and Coney Island. Ouzo's European Pub and is now turn-key ready for a new owner to make it their own (bar equipment and liquor license included!). The additional commercial space on Levels 2, 3, and 4 boast the building's original character and history just waiting to be developed into apartments or condos.

THE OPPORTUNITY ZONE

The buildings is part of The Opportunity Zone in downtown Kalamazoo. "Opportunity Zones are a new concept recently enacted in the 2017 Tax Cuts and Jobs Act. The program is designed to incentivize patient capital investments in low-income communities nationwide that have been cut off from capital and experienced a lack of business growth. There are three types of tax incentives that relate to the treatment of capital gains, each of the incentives are connected to the longevity of an investor's stake in a qualified Opportunity Fund that provides the most upside to those who hold their investment for 10 years or more." To read more about the Opportunity Zone, visit Michigan.Gov.

CONTACT US

M 269.207.1573 | O 269.629.4186 | Chuck@TeamClancy.com
12346 E D Ave Richland, MI 49083

TEAM CLANCY

269.207.1573 | chuck@teamclancy.com | GullLakeCommunity.com



266 E MICHIGAN AVE

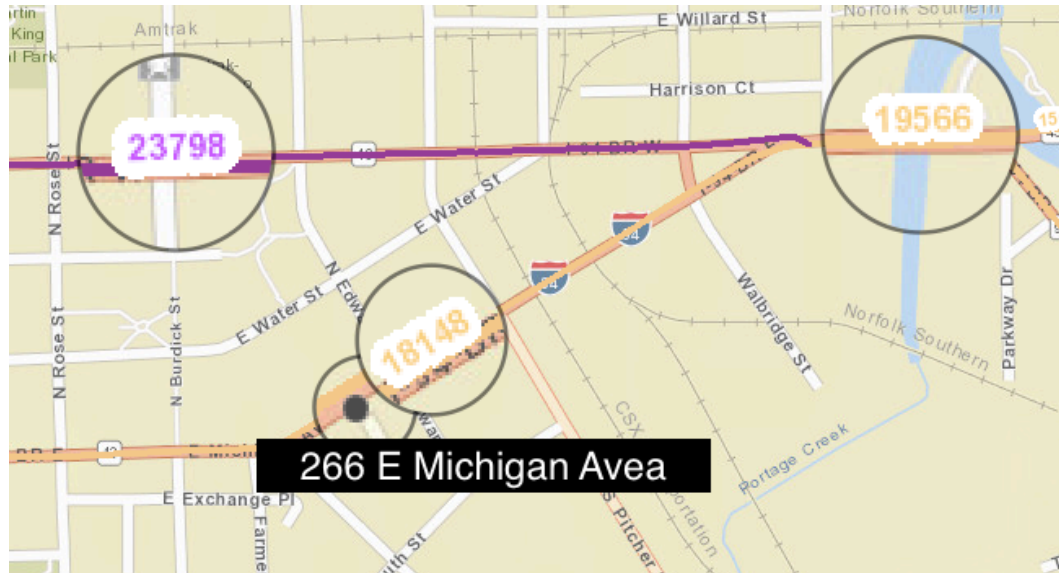
Downtown Kalamazoo commercial building for sale. Ouzo's and Coney Island with 3 stories above.



BERKSHIRE HATHAWAY
HomeServices

Michigan Real Estate

TRAFFIC COUNTS



PROPERTY FEATURES

- 4 Levels
- Level 1 - Unit 1: 1,704 Square Feet
- Level 1 - Unit 2: 1,704 Square Feet
- Level 2, 3 & 4 3,408 square feet each.
- 13,632 total square feet
- Building dimensions: 48x71
- Road frontage 48'
- Full Basement
- Liquor license included
- Bar equipment included
- Long-term tenant in Unit 1
- Kalamazoo Opportunity Zone
- .78 Acres



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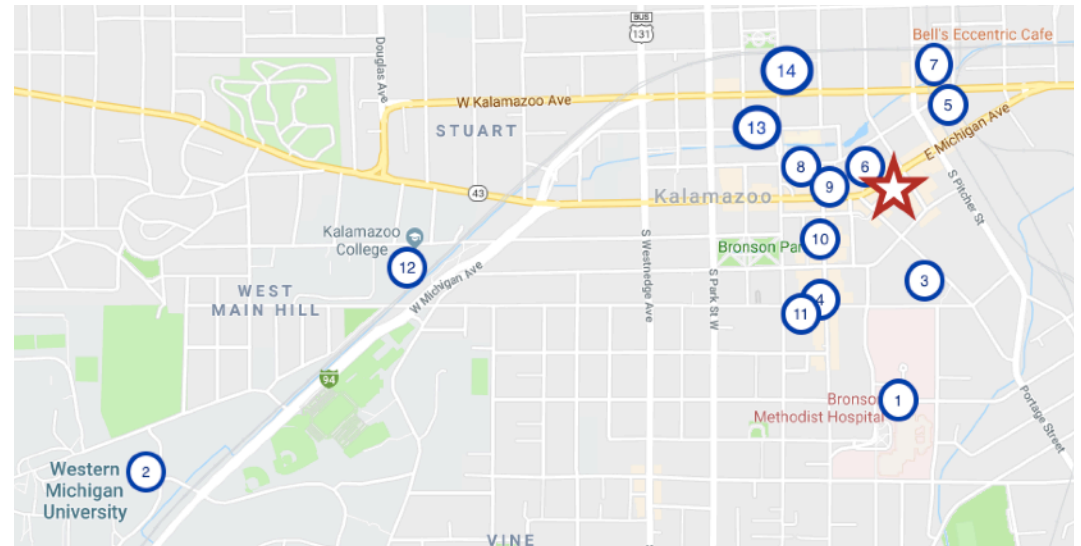


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AREA BUSINESSES

- | | |
|------------------------------|-------------------------------|
| 1 Bronson Hospital | 2 Western Michigan University |
| 3 Western School of Medicine | 4 AMC Movie Theatre |
| 5 Maru Sushi/HopCat | 6 Kalamazoo Beer Exchange |
| 7 Bell's Brewery Cafe | 8 Radisson Hotel |
| 9 Zazio's | 10 Kalamazoo Mall Businesses |
| 11 Kalamazoo State Theatre | 12 Kalamazoo College |
| 13 Hilton (coming soon) | 14 Amtrak Station |



AREA DESCRIPTION

266 E Michigan Ave is located in the heart of Downtown Kalamazoo amongst a surge of development. A new Hilton Home2 Suites is coming soon a few blocks away and the Exchange Building made of 15 stores, mixed use, will be completed soon right down the road. This area is the economic center of downtown with shops, restaurants, and bars all within walking distance.

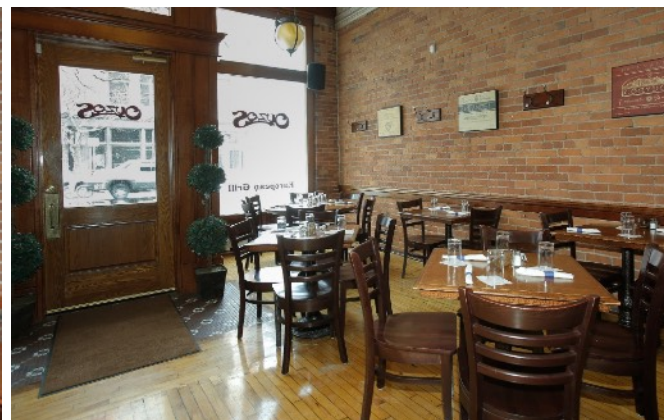
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ADDITIONAL PHOTOS



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