

— FOR LEASE 2,800 - 12,800 SF



Rare Retail & Warehouse Space for Lease
M-22 Frontage and Across from the Apache Trout Grill

13680 S West Bayshore, Traverse City, MI



LACUNA COMMERCIAL
Advisors

Real Estate Driven by Relationships

Doug Todd
(616) 340-7230
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RETAIL/WAREHOUSE FOR LEASE

L
C

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SUITE A - 5,000 Sq Ft.
SUITE C - 2,800 Sq. Ft.

\$10.00 Modified Gross
\$8.00 Modified Gross

SUITE B - 5,000 Sq Ft.
SUITE A/B - 10,000 Sq. Ft.
SUITE A/B/C - 12,800 Sq. Ft.

\$5.50 Modified Gross
\$7.50 Modified Gross
\$7.00 Modified Gross

Prominent M-22 Location – Flexible Retail or Warehouse Space for Lease

This high-visibility property is available for lease in Elmwood Township, just outside Traverse City, directly off M-22 and across from Apache Trout Grill. With excellent access, plenty of parking, and nonstop traffic from both tourists and locals, the space is well suited for retail, warehouse, or storage use.

The building can be scaled into different sizes to meet tenant needs, offering strong flexibility for a variety of businesses. With a long history of continuous occupancy and an unbeatable location along one of Northern Michigan's busiest corridors, this property is a rare leasing opportunity.

Property Features

LEASE SPACE SIZE	2,800 - 12,800 SF
PARKING	AMPLE ON-SITE PARKING
PARCEL NO.	004-033-113-00
ZONING	GC - GENERAL COMMERCIAL
MUNICIPALITY	ELMWOOD TOWNSHIP
FLOORPLAN	FLEXIBLE/DIVISIBLE SPACE
USAGE	RETAIL/LIGHT INDUSTRIAL



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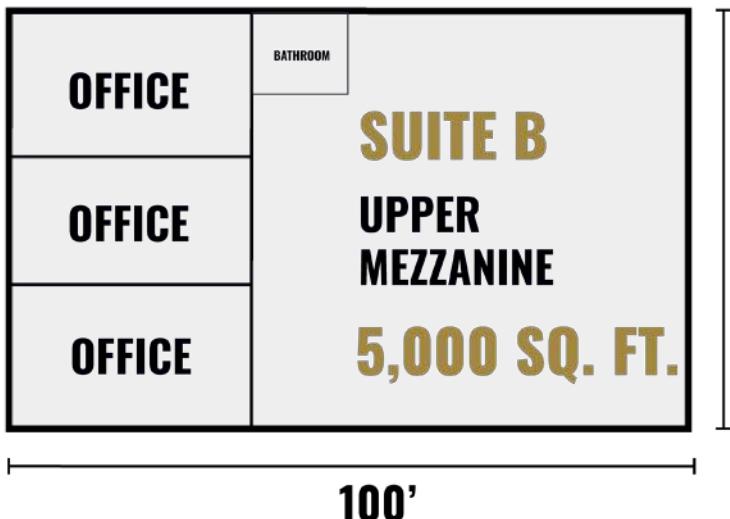
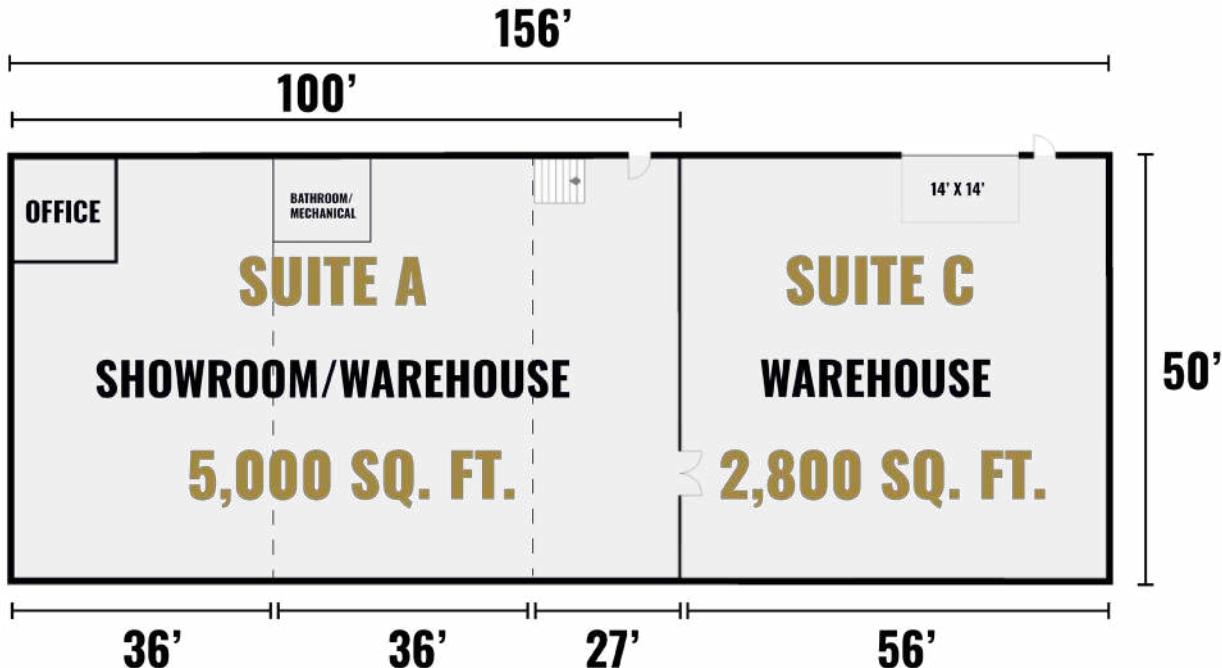
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DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

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FLOOR PLAN

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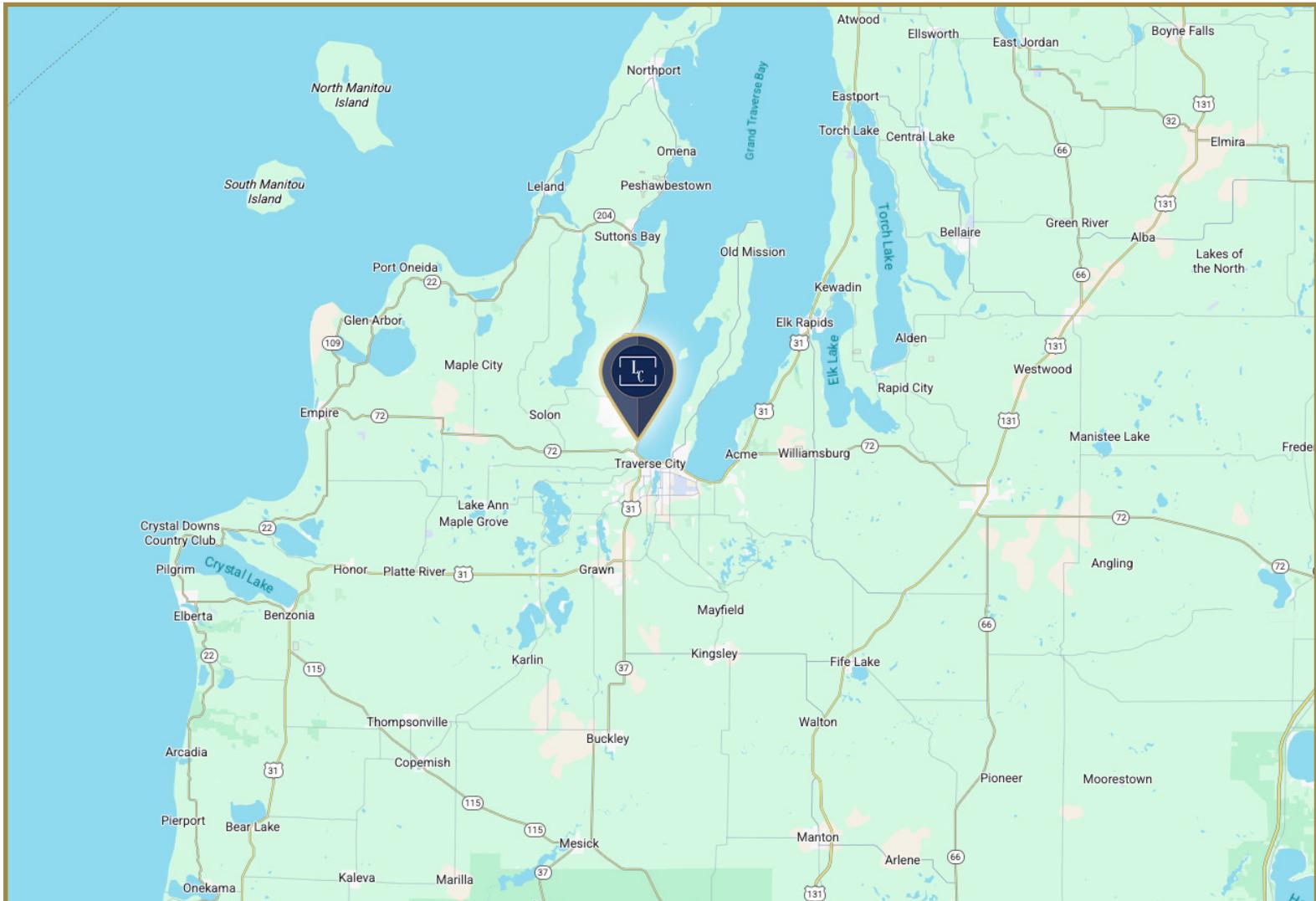
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