

FOR SALE >> COPPER RIDGE | TRAVERSE CITY, MI 49684

PROPERTY DESCRIPTION:

With breathtaking views of the city and prime location just 5 minutes from downtown and Munson Medical Center, Copper Ridge has become the ideal setting for medical and professional offices as well as retail businesses. Munson Medical Center has a large presence in Copper Ridge, occupying the almost 80,000sf Surgical Center and additional offices in the development. Copper Ridge has over 100,000sf of office space in 5 buildings and more than 25,000sf of retail space in the marketplace including Traverse City State Bank, Northern Vision Eye Care, Anytime Fitness and many others. Both retail and office sites are available.



The available pads all include the following:

- > Completed road system
- > Finished parking lots, top coated and striped
- > Building Foundation
- > Electric and Natural Gas run to the building
- > Water and Sewer run to the building

Terms

Asking Price

\$650,000 to \$1,495,000

Financing

Cash | Commercial Loan

Benefits to Owning | Leasing in Copper Ridge:

- > Heated Side Walk and Garage Entrances
- > Road and Site Lighting
- > Two entrances to the development
- > Professional Building Management
- > Access to trail system

>> **FOR ADDITIONAL INFORMATION CONTACT:** Rick Deneweth | 231.590.0066 | rdeneweth@threewest.net

>> VISIT OUR WEBSITE FOR MORE INFORMATION AND PROPERTY PHOTOS

>> 4020 Copper View | Suite 129 | Traverse City, MI 49684 | www.threewest.net

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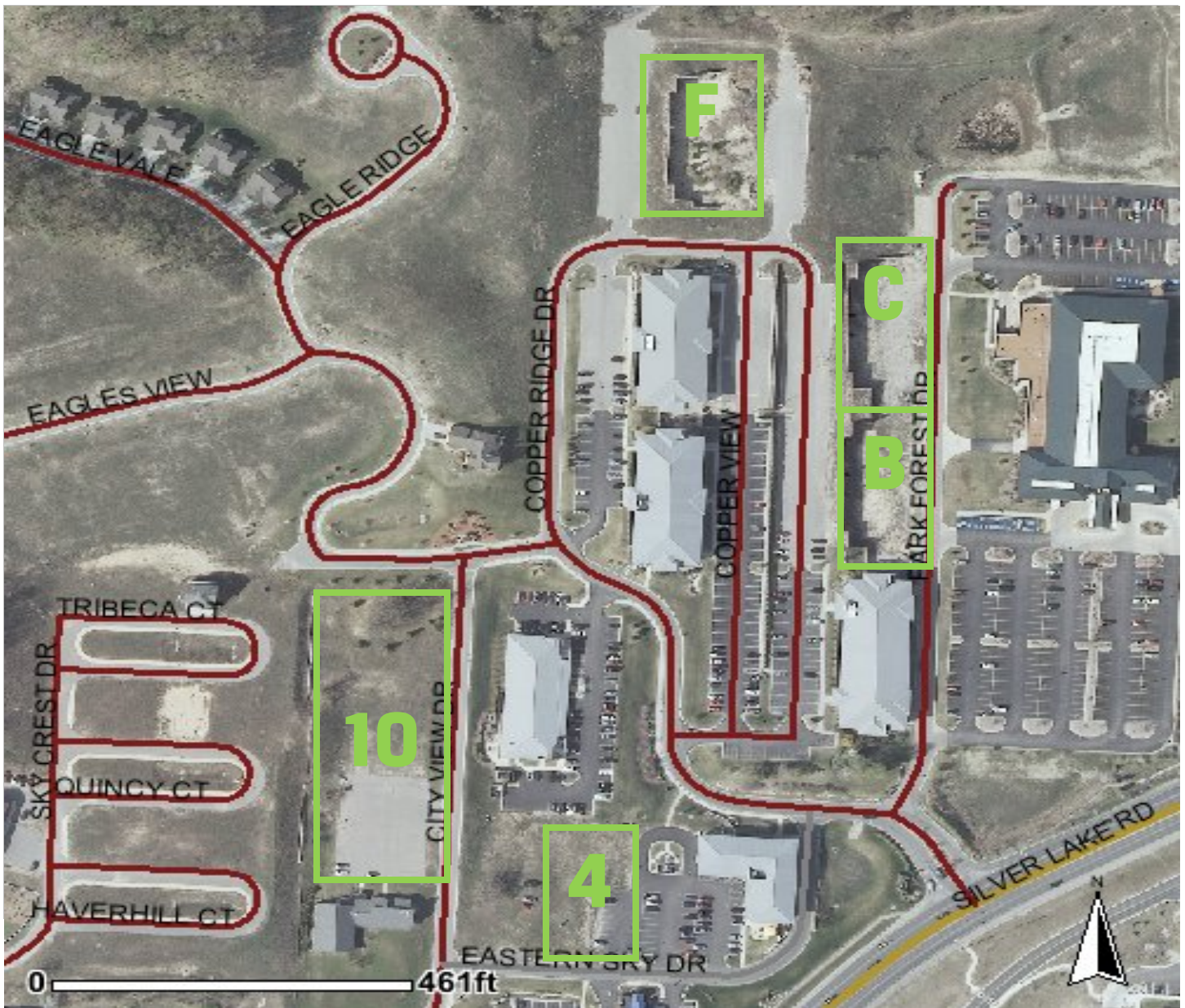
>> AERIAL PHOTO



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>> AERIAL OF VACANT PAD



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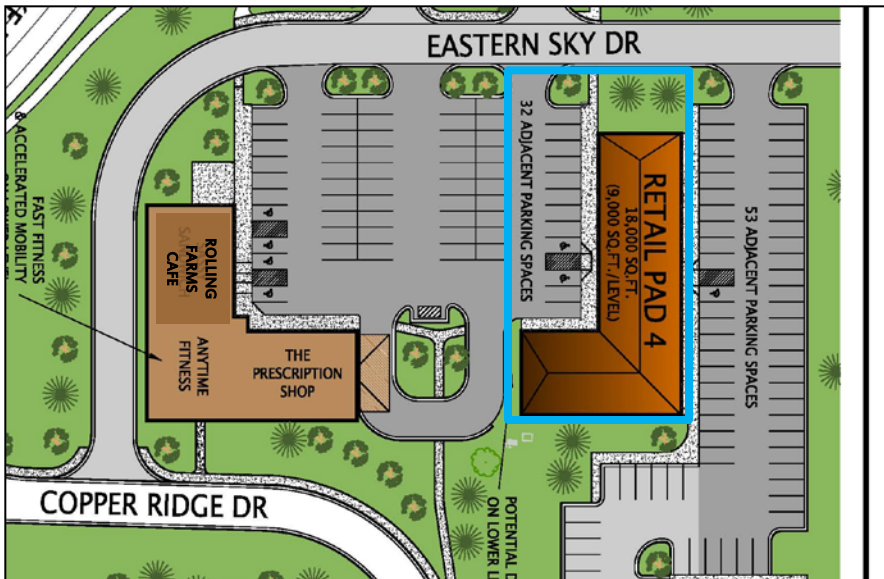
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>> SITE PLAN & DIRECTORY

<p>COPPER RIDGE BUILDING DIRECTORY</p> <p>PROFESSIONAL OFFICES</p> <p>Building A – Multiple Businesses Building B – Future Building Site Building C – Future Building Site Building D – Multiple Businesses & Munson Building E – Munson Medical Center Building F – Future Building Site ECI Building – Emergency Consultants Inc.</p> <p>SURGERY CENTER</p> <p>Northwest Michigan Surgery Center</p> <p>COPPER RIDGE MARKETPLACE</p> <p>Retail 1:</p> <ul style="list-style-type: none">> The Prescription Shop> Fast Fitness> Anytime Fitness> Rolling Farms Café <p>Retail 4 – Future Building Site Traverse City State Bank Northern Visions Eye Care</p>	<p>The site plan shows a layout of buildings and parking areas. Buildings A through F are arranged in a row. To the right is the Surgery Center. The Marketplace area includes Retail 1, Retail 4, a Church, Future Retail/Office, and Northern Vision Eye Care. Residential areas include Eagle's Vale Condominiums and Eagle's View Residential. Streets shown include Silver Lake Road, Barnes Road, Eagle View, Eagle Vale, and Copper Ridge Dr. A north arrow and the Copper Ridge logo are in the bottom right corner.</p>
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>> AVAILABLE PADS



Retail Pad 4:

Price \$650,000
Size Approved for 18,000sf two story building
Parking Onsite Parking on both levels

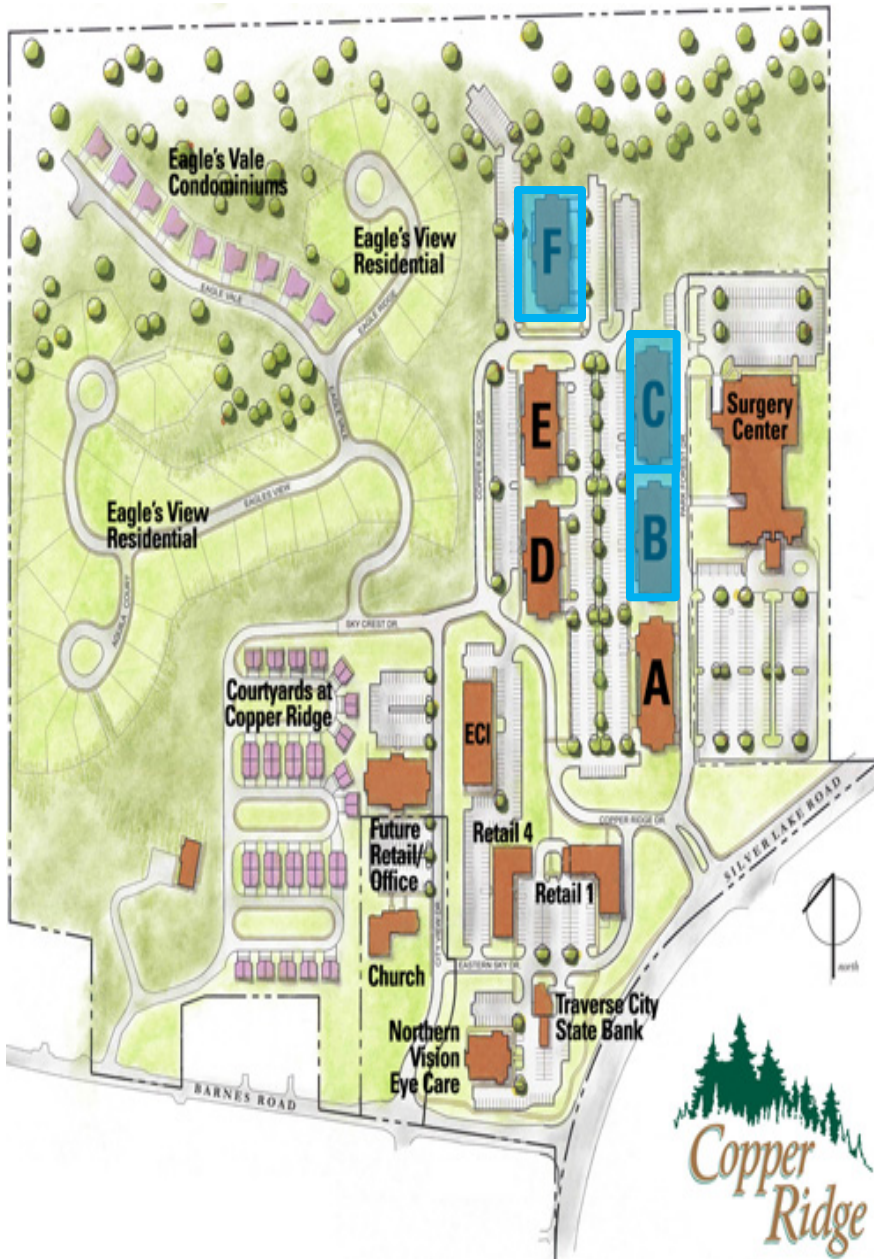


Office Pad 10

Price \$650,000
Size Approved for 20,000sf two story building
Parking Onsite Parking on both sides of the building

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>> AVAILABLE PADS



Building B:

Price \$1,495,000
Size Approved for 30,000Sf
two story building
Parking
> Lower Level 36 car
Parking Garage
> Client Parking on
upper level

Building C:

Price \$1,495,000
Size Approved for 30,000Sf
two story building
Parking
> Lower Level 36 car
Parking Garage
> Client Parking on
upper level

Building F:

Price \$1,495,000
Size Approved for 30,000SF
two story building
Parking
> Lower Level 36 car
Parking Garage
> Client Parking on
upper level

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