

SBX BUILDING: BELLOWS & UNIVERSITY

221 E BELLOWS, MT. PLEASANT, MI



PROPERTY HIGHLIGHTS

14,125 SF BUILDING STRATEGICALLY SITUATED JUST STEPS FROM THE PEDESTRIAN ENTRANCE TO CENTRAL MICHIGAN UNIVERSITY CAMPUS, FIVE BLOCKS FROM MISSION STREET (US-127), AND A 15-MIN WALK FROM DOWNTOWN. THE LOTS HAVE FRONTAGE ON THREE PUBLIC STREETS AS WELL AS ACCESS TO A PUBLIC ALLEYWAY.

PROPERTIES ARE ZONED CD-5 URBAN CENTER CHARACTER DISTRICT, WHICH PERMITS THE HIGHEST DENSITY WITHIN THE CITY (UP TO FIVE STORIES AND 96 DWELLING UNITS PER ACRE PERMITTED BY RIGHT). THERE ARE NO MINIMUM SQUARE-FOOTAGE PER UNIT REQUIREMENTS. MIXED-USE DEVELOPMENT DESIRED AND CAN BE IN THE FORM OF A REDEVELOPMENT OR REUSE OF EXISTING STRUCTURE.

FOR MORE INFORMATION, PLEASE CONTACT:

MIDDLE MICHIGAN DEVELOPMENT CORPORATION

KATI MORA

KATI.MORA@MMDC.ORG

O: 989-772-2858

C: 989-400-1478



SBX BUILDING: BELLOWS & UNIVERSITY

221 E BELLOWS, MT. PLEASANT, MI



PROPERTY DETAILS

ADDRESS	221 E BELLOWS
CITY, STATE	MT. PLEASANT, MI
MUNICIPALITY	CITY OF MT. PLEASANT
ZIP CODE	48858
COUNTY	ISABELLA
PARCEL IDS	17-000-09-512-00 17-000-10-411-00
TYPE OF SPACE	OFFICE, RETAIL
MIN SIZE	14,125 SF
MAX SIZE	200,000 SF
TOTAL ACRES	0.63
AVAILABILITY	FOR SALE; \$950,000
CURRENT USE	VACANT BUILDING
USE POTENTIAL	MIXED USE PREFERRED; COMMERCIAL, OFFICE RESIDENTIAL
ZONING	CD-5 URBAN CENTER
PARKING	42 SPACES, NO MINIMUM
INCENTIVES	NEGOTIABLE

UTILITIES

GAS	DTE ENERGY
ELECTRIC	CONSUMERS ENERGY
WATER	CITY OF MT. PLEASANT
SEWER	CITY OF MT. PLEASANT
BROADBAND OR FIBER	AVAILABLE

ACCESS/TRANSIT

AIRPORTS	MBS: 43 MIN LAN: 1 HR, 5 MIN
HIGHWAYS	US-127; M-20
HEALTHCARE	TWO HOSPITAL SYSTEMS
HIGHER ED	CENTRAL MICHIGAN UNIVERSITY MID MICHIGAN COLLEGE SAGINAW CHIPPEWA TRIBAL COLLEGE
MAJOR CITIES	LANSING: 1 HR GRAND RAPIDS: 1 HR, 30 MIN DETROIT: 2 HR, 15 MIN CHICAGO: 4 HR, 10 MIN CLEVELAND: 4 HR, 20 MIN

COMMUNITY INFO

POPULATION	MT. PLEASANT: 21,243 ISABELLA COUNTY: 64,447
------------	---



**CLICK TO
VIEW LISTING**

