

Build Your Momentum Off Our Momentum



Property Address: 15 Carlyle Street



Information:

The two-story brick building contains 13,150 square feet of area with a full 7,055 square foot daylight basement (480 square foot basement lean-to for utilities). There is an enclosed loading dock (12X21) along the southeasterly side of the building. The building offers the best view of the beautiful Battle Creek river, Kellogg World Headquarters, and the proposed location for the Battle Creek Area Math and Science Center. It would be ideal for a residential development.

Property Details:

Site Name	15 Carlyle Street
City, County, ZIP	Battle Creek, Calhoun, 49017
PIN #:	0253-00-048-0
Year Built	1903
Zoning	Commercial
Electric	Consumers Energy
Gas	Semco Energy
Water	City of Battle Creek
Telecom	Multiple providers, high speed Internet access available, Sonet Fiber Ring

Additional Information Available:

- 2003 Phase I Environmental Site Assessment Report
- 2003 Building Appraisal Report

Take advantage of the growth and investment in downtown Battle Creek!

Battle Creek Unlimited wants you to bring your project to downtown Battle Creek. That is why BCU is announcing a real estate development opportunity where properties it owns in downtown Battle Creek will be available to developers and individuals for the cost of the title transfer for projects demonstrating substantial economic impact. As a requirement of ownership, purchasers must agree to complete renovations within 24 months. Selected purchasers will be required to enter into a development agreement and deposit \$10,000 into an escrow account. The escrowed amount will be returned to the purchaser once renovations are completed.

Development plans by interested purchasers will be evaluated based upon economic development criteria and priorities expressed by Battle Creek Unlimited for downtown Battle Creek and may include factors as follows:

- Presentation by the prospective purchaser of a viable business plan; and
- Purchaser/developer's redevelopment experience, including downtown environments; and
- Enhancement of the tax base of the Battle Creek Downtown Development Authority; and
- Enhancement of the employment base in Battle Creek; and
- Evidence that the proposed project enhances targeted sectors in downtown Battle Creek; and
- Determination that the proposed project will provide favorable economic impact in downtown Battle Creek and the city of Battle Creek in general; and
- Level of proposed private investment.

Contact Information:

Property Representative	Cheryl Beard
Company	Battle Creek Unlimited
Phone Number	269.441.1664
Email Address	beard@bcunlimited.org



Build Your Momentum Off Our Momentum



Property Address: 28 West Michigan Avenue



Information:

This retail building contains 7,050 square feet on the main floor, 5,000 on the second, and roughly 7,000 in the basement. It is located in the heart of downtown Battle Creek with front and rear access, with parking along Michigan Avenue and State Street Parking Lot in the rear. The main floor has many updates and is fairly open with support columns. The second floor has not had upgrades and could be renovated for residential or office use.

Property Details:

Site Name	28 West Michigan Avenue
City, County, ZIP	Battle Creek, Calhoun, 49017
PIN #:	0252-00-045-0
Year Built	1920
Zoning	Commercial
Electric	Consumers Energy
Gas	Semco Energy
Water	City of Battle Creek
Telecom	Multiple providers, high speed Internet access available, Sonet Fiber Ring

Additional Information Available:

- 2009 Phase I Environmental Site Assessment Report
- 2009 Building Appraisal Report 1
- 2009 Building Appraisal Report 2

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Build Your Momentum Off Our Momentum



Property Address: 50 West Michigan Avenue



Information:

This building contains roughly 20,000 square feet, full basement, and 2,000 square feet on the second floor. It has been vacant for more than four years. J.C. Penney operated its retail establishment in the 1970s and early 1980s. It has front and rear access as well as two staircases that lead to the basement. It also has a freight elevator in the building rear. The building was constructed to hold additional floors.

Property Details:

Site Name	50 West Michigan Avenue
City, County, ZIP	Battle Creek, Calhoun, 49017
PIN #:	0252-00-050-0
Year Built	1959
Zoning	Commercial
Electric	Consumers Energy
Gas	Semco Energy
Water	City of Battle Creek
Telecom	Multiple providers, high speed Internet access available, Sonet Fiber Ring

Additional Information Available:

- 2008 Phase I Environmental Site Assessment Report Update
- 2011 Land Survey Report

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Build Your Momentum Off Our Momentum



Property Address: 55 / 57 North McCamly Street



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Information:

This 4,700 square foot property is in a prime location, sitting at the corner of North McCamly Street and West VanBuren Street, across from Battle Creek Central High School and W.K. Kellogg Auditorium. This property also boasts as being one of the few with its own dedicated parking lot. Only a short walk from Kellogg's World Headquarters, W.K. Kellogg Foundation, and the Battle Creek Tower.

Property Details:

Site Name	55 / 57 North McCamly Street
City, County, ZIP	Battle Creek, Calhoun, 49017
PIN #:	0253-00-011-0
Year Built	1930
Zoning	Commercial
Electric	Consumers Energy
Gas	Semco Energy
Water	City of Battle Creek
Telecom	Multiple providers, high speed Internet access available, Sonet Fiber Ring

Additional Information Available:

- 2010 Phase I Environmental Site Assessment Report
- 2010 Land Survey Report
- 2011 Baseline Environmental Assessment Report
- 2011 Asbestos and Lead Paint Report

Contact Information:

Property Representative	Cheryl Beard
Company	Battle Creek Unlimited
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Build Your Momentum Off Our Momentum



Property Address: 64 West Michigan Avenue



Information:

This 3-story 13,500 square foot building is located on the northeast corner of West Michigan Avenue and McCamly Street. This property is only a block away from Kellogg's World Headquarters and the W.K. Kellogg Foundation, as well as adjacent to the Battle Creek Tower. There is an egress on three sides of the building. A city-owned parking lot sits directly behind the property. This property is an ideal location for a convenience store, restaurant, or retail shop.

Property Details:

Site Name	64 West Michigan Avenue
City, County, ZIP	Battle Creek, Calhoun, 49017
PIN #:	0252-00-052-0
Year Built	1928
Zoning	Commercial
Electric	Consumers Energy
Gas	Semco Energy
Water	City of Battle Creek
Telecom	Multiple providers, high speed Internet access available, Sonet Fiber Ring

Additional Information Available:

- 2009 Building Appraisal Report
- 2010 Phase I Environmental Site Assessment Report

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Build Your Momentum Off Our Momentum



Property Address: 119 & 121 West Michigan Avenue



Information:

This 3-story brick building contains 13,600 square feet. The first floor is 4,800 square feet divided into two storefronts. There are 3 separate basements under the structure, which are 16 x 80 each. The building is located on the corner of West Michigan Avenue and Carlyle Street adjacent to the Battle Creek River. Municipally owned parking structure is located across the street. The new Battle Creek Math and Science Center will be constructed across the Battle Creek River.

Property Details:

Site Name	119 & 121 West Michigan Avenue
City, County, ZIP	Battle Creek, Calhoun, 49017
PIN #:	0253-00-047-0
Year Built	1923
Zoning	Commercial
Electric	Consumers Energy
Gas	Semco Energy
Water	City of Battle Creek
Telecom	Multiple providers, high speed Internet access available, Sonet Fiber Ring

Additional Information Available:

- 2004 Phase I Environmental Site Assessment Report

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