



**General Information**

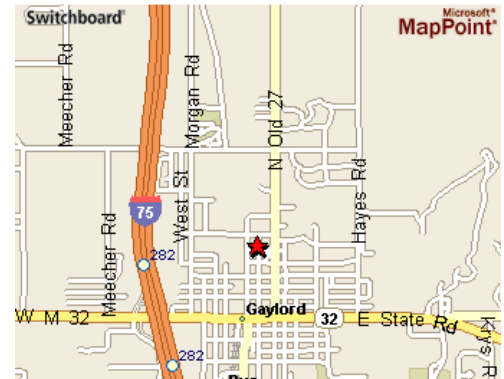
Property Name: 609 N. Court  
Address: 609 N. Cort Avenue  
Gaylord, MI 49735  
County: Otsego

Sale/Lease: Sale  
Total Price: \$560,000  
Price/Sq Ft:  
Rent/Sq Ft:  
Tax ID: n/a

Cross Street: I-75 Exit 282 - E to N Court - N on N Court

Zoning: Office

State Designation:



Notes: Medical professional office located adjacent to Otsego Memorial Hospital. Includes exam rooms, offices, licensed therapeutic pool and fully finished basement and upstairs apartments for owner or interns. Flyer also: ADA Accessible. 8 total restrooms. Beautiful upstairs apt. includes 2 large bdrms, 2 bath, laundry, kitchen and great room. Finished basement includes 2 bedrooms, kitchenette, game room. Includes parking lot across street with large garage.

**Building Features**

Building Type:  
Year Built:  
Total Size: 7,000 sq/ft  
Available: 7,000 sq/ft  
Minimum: 7,000 sq/ft  
Office:  
Occupancy:  
Construction:

Subdivide:  
Stories: 3 floors  
Available Stories: 3 floors  
Ceiling Min/Max: 8/8 ft  
Sprinklers: No  
Column Spacing:

Lot Size: 0.77 acres  
Grade:  
Wetlands:  
Multiple Tenants:  
Parking:  
Crane: No

Expandable:  
Wet Lab:  
Clean Room:  
Truck Docks: No  
Truck Doors: No

Lease Type:  
Features:  
Sub Lease:

**Utilities:**

Electric: Consumers Energy  
Gas: Michigan Consolidated  
Sewer: Municipal

Water: Municipal  
Telecom: Verizon

**Transportation**

Local Interstate: I-75  
Local Highway: M-32  
Local Airport: Gaylord Regional  
Rail: In Community, Lake Sate Railway

Miles: 0.5  
Miles: 0.5  
Miles: 1.5  
Miles: 0.5

Major Airport: Pellston Regional Emmet Co. Miles: 45  
Water Port: Charlevoix Miles: 45

Trade Zone:

**Owner/Broker Information**

Office: Signature Associates West MI  
Address: 628 W. Millham Road  
Kalamazoo, MI 49024  
Phone: 269-349-1000  
Email: info@signatureassociates.com  
Website: www.signatureassociates.com

Contact: Thomas R. Eurich  
Phone: 616-235-6030  
Email: treurich@signatureassociates.com  
Alternate Contact: Roger Schmidt  
Phone: 231-799-9900  
Email: rschmidt@signatureassociates.com

**For More Information Contact:**

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Website: www.gaylord-otsego.com