



**General Information**

Property Name: Alpine City Center  
Address: Old 27 South  
Gaylord, MI 49735  
County: Otsego

Sale/Lease: Lease

Total Price:

Price/Sq Ft:

Rent/Sq Ft:

Tax ID: n/a

Cross Street: M-32

Zoning: Mixed Use

State Designation:

Business Park: No

Notes: Developed by Kosch Properties, this exciting new retail and office space will be a tremendous addition and improvement to downtown Gaylord. Kosch Properties takes great pride in offering high quality spaces for lease in great downtown locations throughout Michigan. Existing space (sq ft): Suite A 2,165, Suite B 1,900. Proposed to be built (Suites): C 1,290, D 1,196, E 1,836, F 320, G 427, H 193, J 185, K 185, L 215. Common space for restrooms will be provided.



**Building Features**

Building Type:  
Year Built:  
Total Size: 10,765 sq/ft  
Available: 8,600 sq/ft  
Minimum: 185 sq/ft  
Office:  
Occupancy:  
Construction: Unknown

Subdivide:  
Stories:  
Available Stories:  
Ceiling Min/Max:  
Sprinklers:  
Column Spacing:

Lease Type:  
Features:

Lot Size:  
Grade:  
Wetlands:  
Multiple Tenants:  
Parking:  
Crane:

Sub Lease:

Expandable:  
Wet Lab:  
Clean Room:  
Truck Docks:  
Truck Doors:

**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: 1  
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: Coldwell Banker Schmidt Realty  
Address: 700 W. Main Street  
Gaylord, MI 49735  
Phone: 989-732-6777  
Email:  
Website: www.cbschmidt.com

Contact: Bill Martella  
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**For More Information Contact:**

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