



**General Information**

Property Name: Fifth Third Office Building  
Address: 123 W Main  
Gaylord, MI 49735  
County: Otsego

Sale/Lease: Sale/Lease

Total Price: \$800,000

Price/Sq Ft:

Rent/Sq Ft: \$12.00

Tax ID:

Cross Street: North Center

Zoning:

State Designation:

Business Park: No

Notes: Prime office space, downtown location, includes elevator. Second floor presently leased.



**Building Features**

Building Type:  
Year Built:  
Total Size: 23,000 sq/ft  
Available: 17,000 sq/ft  
Minimum:  
Office: 23,000  
Occupancy:  
Construction:

Subdivide: yes  
Stories: 4  
Available Stories: 3  
Ceiling Min/Max:  
Sprinklers: yes  
Column Spacing:

Lease Type:  
Features: Elevator

Lot Size: 116 x 66  
Grade:  
Wetlands:  
Multiple Tenants:  
Parking: Adjoining  
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: Yes, Lake State Railway

Miles: 1.5  
Miles: 0  
Miles: 1.5  
Miles: 1

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

Trade Zone:

**Owner/Broker Information**

Office: Dale J. Smith Realty  
Address: 1349 S. Otsego Ave  
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