



PORTFOLIO  
FOR SALE

805-809 W. ERIE  
AND 505 KEFFER

ALBION, MI

FORMER  
HOSPITAL

\$999,000

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805-809 W. ERIE  
AND  
505 KEFFER  
ALBION, MI

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# OVERVIEW

PORTFOLIO  
FOR SALE

3 BUILDINGS

ALBION, MI

Former hospital. Portfolio of three (3) parcels totaling 70,000 SF medical facility set on 11.5 acres comprised of:

Parcel Number: 51-001-616-00 (809)

Parcel Number: 51-001-616-01 (805)

Parcel Number: 51-001-623-02 (505)

809 W Erie St, Albion, MI 49224

- 60,066 SF
- 9.95 acres
- Zoned: R-2
- Year Built: 1967
- Renovated: 2000
- Former hospital with new E/R Wing
- Dock
- Grade level door
- Helicopter pad
- Well landscaped grounds

505 Keefer

- 10,220 SF single-story medical building
- 1.153 acres - L-shaped parcel
- Zoned: R-2
- Built: 1979

805 W Erie St

- 3,200 SF - emergency service garage
- 0.37 acres
- Zoned: R-2
- Year Built: 1920

## PROPERTY HIGHLIGHTS

- Former Hospital with new E/R Wing
- Emergency Service Garage
- Helicopter pad
- Saunas

## PROPERTY SUMMARY

- Zoned R-2 Multi Family Residential
- Largest building renovated in 2000
- Combined Buildings: 70,000 SF
- Property Rights: Fee Simple

# AERIAL MAP

FORMER HOSPITAL

3 BUILDINGS

ALBION, MI



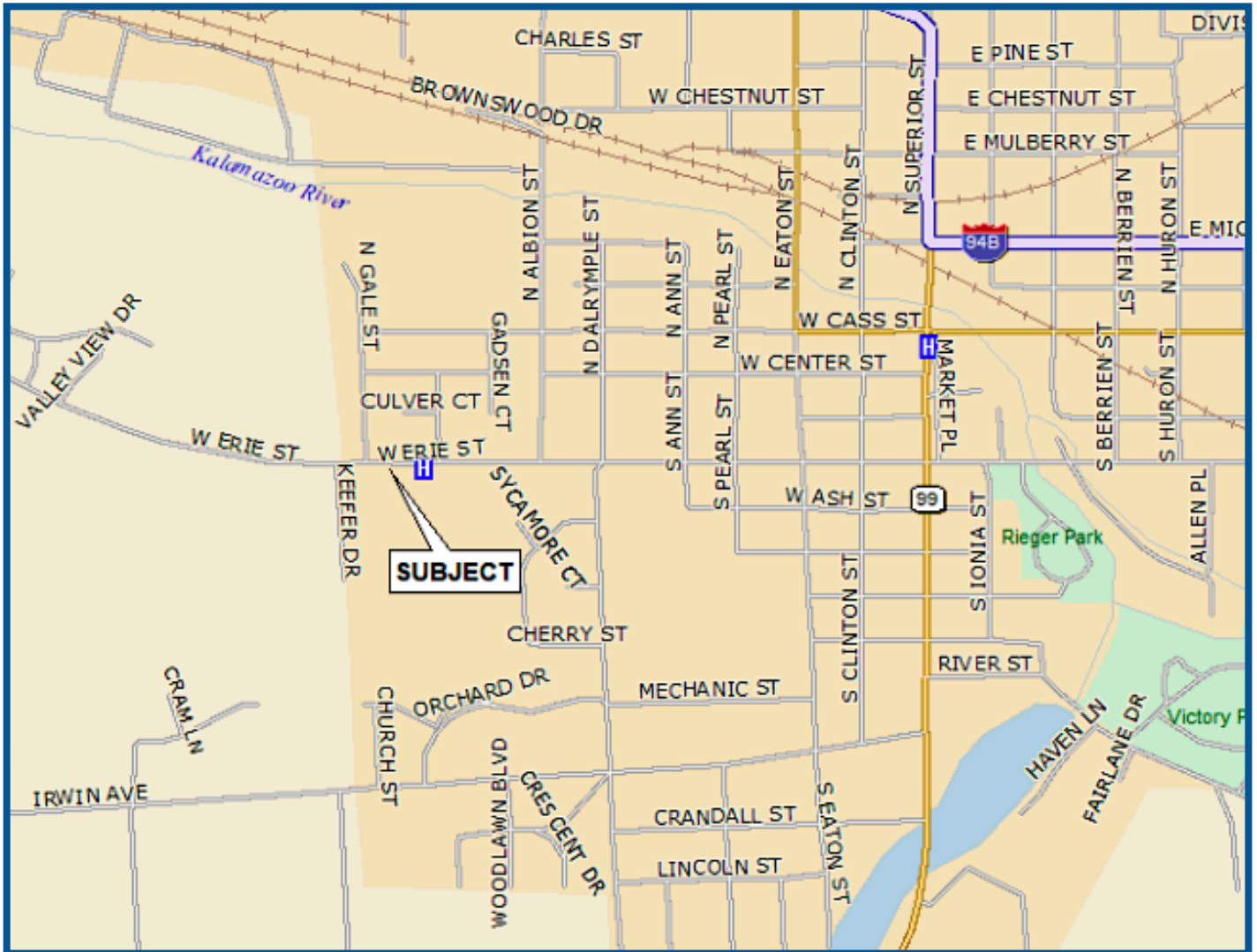
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# STREET MAP

70,000 SF  
FORMER HOSPITAL  
ALBION, MI



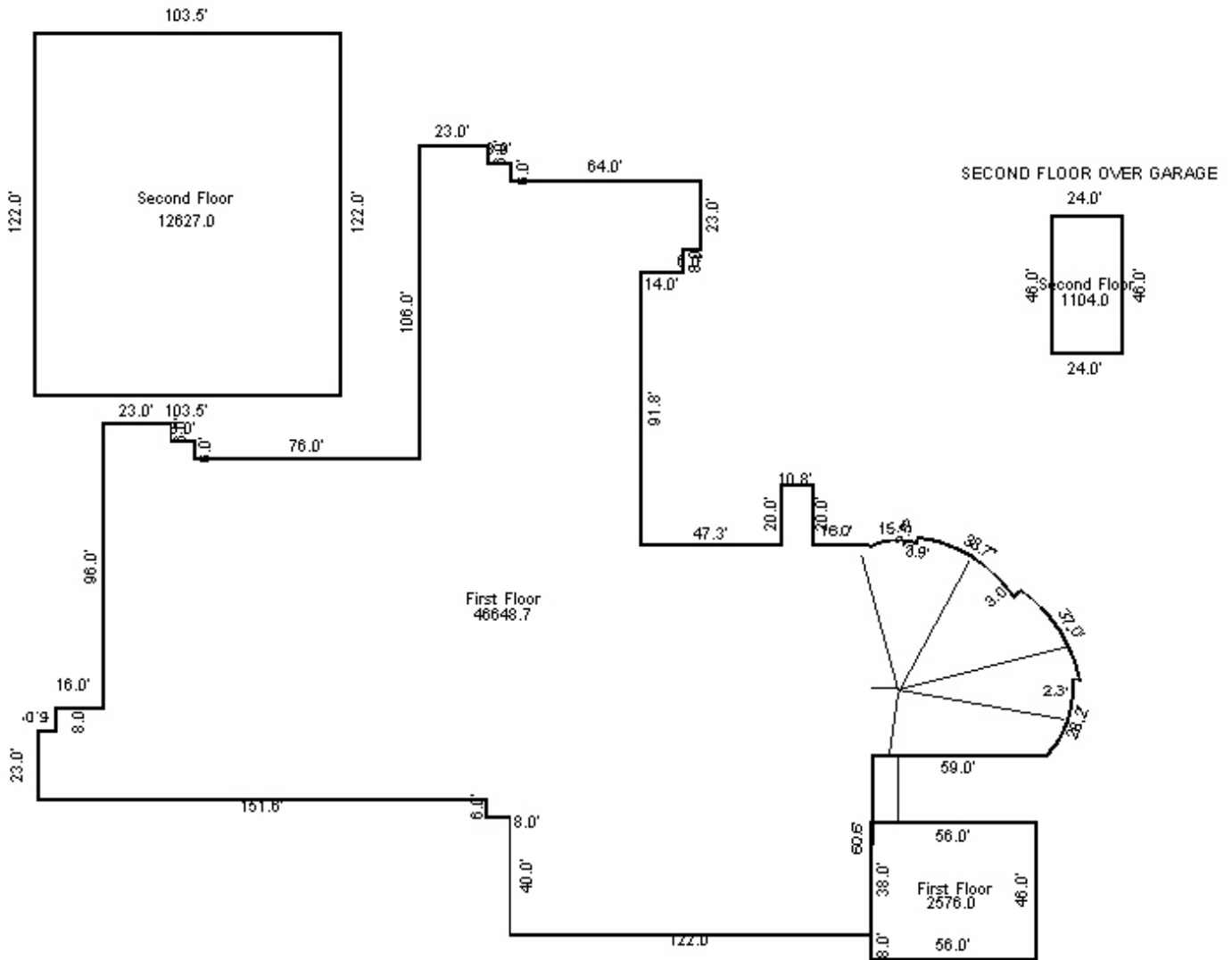
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# FLOOR PLAN

809 W ERIE  
FLOOR PLAN  
ALBION, MI



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# PROPERTY & DEMOGRAPHICS

PORTFOLIO  
FOR SALE

3 BUILDINGS

ALBION, MI

805-809 W. Erie: 59,744 SF

Service Garage: 3,200 SF

505 Keefer Dr: 10,220 SF

Land Size: 11.5 acres



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,473	9,967	11,797
HOUSEHOLDS	1,452	3,466	4,159
AVG. HOUSEHOLD INCOME	\$46,317	\$51,406	\$55,165
MEDIAN HOME VALUE	\$65,116	\$70,506	\$80,143

Asking:  
\$999,000

# PROPERTY PHOTOS

70,000 SF  
FORMER HOSPITAL  
ALBION, MI





# PROPERTY PHOTOS

70,000 SF  
FORMER HOSPITAL  
ALBION, MI



# FCG SUMMARY

FORMER HOSPITAL  
ALBION, MI

At Forward Commercial Group (FCG) we advance the success of our clients through long term partnerships, exceptional service, and local area expertise and knowledge. Our firm provides commercial real estate property and portfolio representation, commercial real estate property leasing and sales, investment acquisition opportunities, and tenant representation. Our clients range from local real estate investment companies, to area business owners, to national capital investment firms.



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Leading a commercial real estate firm gives me the opportunity to help others pursue their "American Dream" - whether it's finding the best space for a tenant to grow their business, representing a client's real estate portfolio, or maximizing an investment property.