



Sale Price:

\$1,886,700

Lease Rate:

\$12.00/SF

OFFICE SPACE FOR SALE & LEASE

1195 Wilson Avenue Walker, MI

Property Highlights

- 12,578 SF Office Building
- Priced Below Replacement Cost For Excellent Value
- Owner-Occupant Opportunity: Ideal For a Medical Practice to Take Over a Recently Renovated 6,000 SF Specialty Medical Suite
- Prominent Location on the Corner of Wilson Avenue and Leonard Street
- 6/1,000 Parking Ratio with Circular Patient Drop-Off and Covered Entry
- Basement Storage
- Building and Monument Signage
- Public Transit Bus Stop 3051 Located Adjacent to the Property
- Nearby Amenities: Only 1 Mile North of Meijer and a Busy Retail Corridor (Starbucks, Panera, Etc.)

CONTACT US



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Building Specifications

Financials

Sale Price:	\$1,886,700
Sale Price Per SF:	\$147.65/SF
Lease Rate:	\$12.00/SF
Property Taxes (2026):	\$41,057
Property Taxes Per SF:	\$3.21/SF
SEV (2026):	\$1,130,300
Taxable Value (2026):	\$893,320

Property Details

Building SF:	12,778 SF
Year Built:	2009
Acreage:	2.75 Acres
Parcel Number:	41-13-19-126-005
Zoning:	ORP
Municipality:	City of Walker

Second Floor Highlights

- **Patient & Clinical Space:**
 - **10 Exam Rooms:** Fully plumbed and ready for use.
 - **Specialized Facilities:** Dedicated X-Ray and Lab rooms.
 - **Welcoming Entrance:** Generous waiting area and reception with dedicated check-in/out counters.
 - **Convenience:** 3 restrooms, including a patient-accessible restroom in the lobby.
- **Administrative & Staff Support:**
 - **Comprehensive Admin Suite:** Includes private doctor's offices, Nurse/PA stations, and dedicated space for scheduling, billing, and management.
 - **Staff Amenities:** Large break room for team use.
- **Storage & Logistics:**
 - **Ample Storage:** Multiple on-floor storage areas.
 - **Basement Access:** Extensive basement storage with full elevator accessibility.

Suite	Space Available (SF)	Lease Rate (\$/SF)	Lease Type	Lease Term
200	6,000 SF	\$12.00/SF	NNN	60-120 Months

Suite 200 - Interior Photos



Waiting Room



Exam Room



Kitchen & Breakroom



Check-In/Out Counters

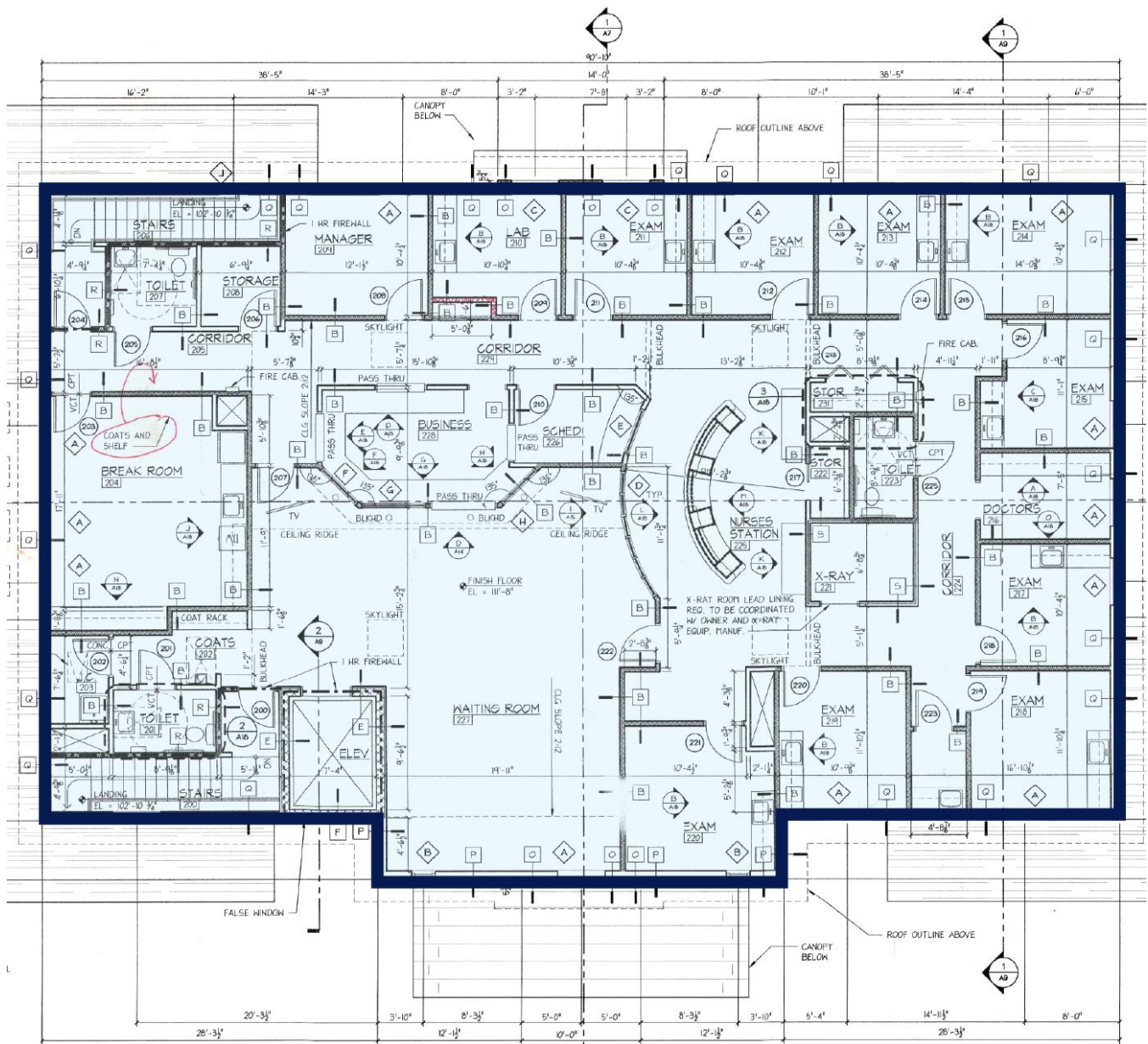


X-Ray Room



Admin Suite

Floor Plan – Second Floor



Second Floor
6,000 SF



Virtual Tour

Parcel Outline



Aerial Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	6,006	31,120	79,115
Total Households	2,304	13,392	32,703
Total Family Households	1,472	8,067	18,784
Average Household Size	2.60	2.31	2.40
Median Age	38.7	39.4	35.9
Population Age 25+	4,172	22,126	54,291
2010 – 2020 Population: Annual Growth Rate (CAGR)	1.12%	0.71%	0.62%
2020 – 2025 Population: Annual Growth Rate (CAGR)	0.73%	0.62%	0.26%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	0.49%	0.42%	0.39%
Households	0.81%	0.74%	0.79%
Families	0.66%	0.55%	0.59%
Median Household Income	1.73%	1.98%	1.79%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	2,933	15,319	39,559
Female Population / % Female	3,073	15,801	39,556
INCOME & HOUSEHOLDS SUMMARY			
2020 Median Household Income	\$75,530	\$83,192	\$78,221
Average Household Income	\$94,166	\$104,333	\$97,371
Per Capita Income	\$38,196	\$44,148	\$40,343
SUMMARY BUSINESS DATA			
Total Businesses	136	880	2,512
Total Daytime Population	4,425	29,410	78,339
Daytime Population: Workers	1,564	15,441	42,701
Daytime Population: Residents	2,861	13,969	35,638

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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