



SPECIAL PURPOSE PROPERTY FOR SALE

10775 N St Helen Rd

For Sale | \$6,400,000



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10775 N St Helen Rd | Roscommon, MI 48653

Kevin Endres, PE

Owner | Broker

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3W THREE WEST
COMMERCIAL REAL ESTATE | CONSULTING



Contents

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Presented By:

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10775 N St Helen Rd | Roscommon, MI 48653

SALE PRICE:	\$6,400,000
LOT SIZE:	220.0 ACRES
BUILDING SIZE:	179,431 SF
ORIGINAL YEAR BUILT:	1968, 1980, 2000, 2010
RENOVATIONS:	1999, 2000, 2005, 2012, 2014
MARKET:	NORTHERN LOWER MICHIGAN

PROPERTY OVERVIEW

Located in the middle of Northern Lower Michigan with easy access to I-75, makes this 220 Acre Community College Campus prime for a new life as a research facility, testing grounds for autonomous cars, or any other technology company looking for a large park like setting with buildings that include laboratories, offices and maintenance facilities.

The property is served by its own Type-I Water, Sewer System, and circular ring road network. Nicely tucked away off of the main drag allows for privacy and security.

PROPERTY HIGHLIGHTS

- Large Campus in Park Like Setting
- Multiple Buildings
- Close to I-75
- Owner May Entertain Subdividing

KEVIN ENDRES, PE | Owner | Broker | 231.929.2955 | kendres@threewest.com



PROPERTY DESCRIPTION

The Roscommon campus is the original site for KCC, located on approximately 200 acres at St. Helen Road (F-97) and Sunset Drive, plus 20 acres on the north side of Sunset Drive in the northeast corner of Roscommon County in AuSable Township.

The Roscommon campus is located on a wooded hill and was originally designed to integrate with the natural surroundings. The primary entry drive is located off Sunset Drive location at the north edge of the main campus. This entrance leads to the Student Academic Center and adjacent parking lots. There is another secondary drive along St. Helen Road leading west to Kirtland House and former student housing buildings.

The southwest corner of the intersection of St. Helen Road and Sunset Drive is the location of a natural wooded area that has been designated as a wetland by the state of Michigan. Similarly, the western-most part of the main campus remains mostly undeveloped as wooded area, wetlands, and a bog. A portion of this area has been engineered to satisfy the wastewater needs of the campus through broadcast and filtration techniques.

The twenty acres north of Sunset Drive is currently woody and undeveloped with remnants of some housing structures. This property is suited for a residential redevelopment.

Drives and parking lots have been developed to form a ring road around the campus, within which all major campus buildings are found. In 2018, the College removed selected drives and parking areas, and returned these areas to a natural state.

Over the past several years, landscape plant beds have consistently been updated and improved around building foundations and building entrances. In addition, older overgrown plant material has been removed from building perimeters and within open wooded areas between buildings to improve aesthetics and campus security.

The property contains additional residential structures that are past their useful life that should be removed and are not included in the square footage numbers in this package.





2019 Campus Facilities Master Plan

Mas



Student Academic Center Main Entrance

STUDENT ACADEMIC CENTER DESCRIPTION

The Student Academic Center (SAC) was built in 1980 and included a total area of 45,323 SF on two levels. In 1999, an addition of 11,955 SF (on two levels) increased the total square footage to 57,278 SF. Today, the Student Academic Center contains offices, Flex Lab and testing center, classrooms and police academy spaces. Recently, improvements were made to space at the lower level to improve facilities for the police academy, including virtual training facilities, weight and fitness facilities, and open space for tactical training and instruction.

At the upper level, a boulder-lined entry walk and enclosed vestibule were added at the north entry of the building, providing an air-lock for increased temperature control and overall comfort for students and staff members. Toilet rooms have recently been renovated and a new entry walk was completed in 2018.

At the lower level, there are several classrooms below grade that are windowless. The original building was built prior to ADA legislation, so toilet rooms and other features of the building need to be upgraded for compliance.

Boilers in the building were replaced in 2012. The entire fire alarm system has been replaced, and new energy-efficient lighting has been added in some areas.



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SAC Lunch Room



Police Academy Weight Room



SAC Board Room



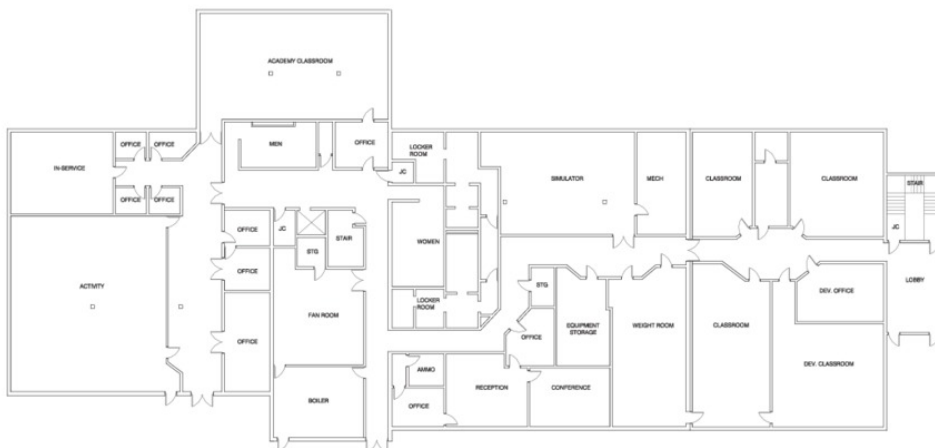
SAC Class Room



STUDENT ACADEMIC CENTER - EXISTING UPPER

August 2019

Student Academic Center Upper Floor



STUDENT ACADEMIC CENTER - EXISTING LOWER

August 2019

Student Academic Center Lower Floor



Instructional Center Upper Entrance

INSTRUCTIONAL CENTER DESCRIPTION

The original Instructional Center was built in 1968 and included an area of 27,555 SF on one floor. A two-story addition of 17,783 SF was completed in 1999, to bring the building to a total of 45,338 SF. The Instructional Center includes classrooms, offices, science labs, and the Health Sciences program areas.

The exterior of the building includes extensive cedar shake siding. There are no vestibules at entry points.

Generally on the interior, floor and ceiling finishes need to be replaced, as do the doors and hardware in the original building. Select casework is worn and dated, and some teaching areas retain chalkboards. Laboratory gas shut-off buttons are wired in series, requiring a visual check of all five to turn the system on. The classrooms in the southwest pod lack ventilation because of a non-functioning air-handling unit. Some of the building has been converted to automatic temperature controls.

The building has the original fire alarm panel and devices. There are no automatic lighting controls or emergency power generator in the building. The original primary electrical cable feeding this building was replaced, and some lighting has been upgraded.



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Instructional Center Lecture Hall



Instructional Center Open Presentation Room



Instructional Center Lab Room



Instructional Center Lab Room



INSTRUCTIONAL CENTER - EXISTING LOWER
August 2019

Instructional Center Lower Floor



INSTRUCTIONAL CENTER - EXISTING UPPER
August 2019

Instructional Center Upper Floor



Physical Plant | Fine Arts Building

PHYSICAL PLANT | FINE ARTS BUILDING DESCRIPTION

Built in 2000, this building includes 30,123 SF. It includes the entire fine arts department studios, including a graphic arts studio, metals room, photography, ceramics, kiln, clay room, glazing room, sculpture, drawing, and painting studios. The Physical Plant side includes storage and warehouse space, offices, a print shop, and equipment storage space. A canopy was built over the entrance to the Print Shop in 2012.

Mechanically, air-handling units do not include air-conditioning, and the diffusers in ceramics, weaving, and commons area are in need of change.

Electrically, there are no lighting controls or emergency power capacity in the building.



Physical Plant Garage Area



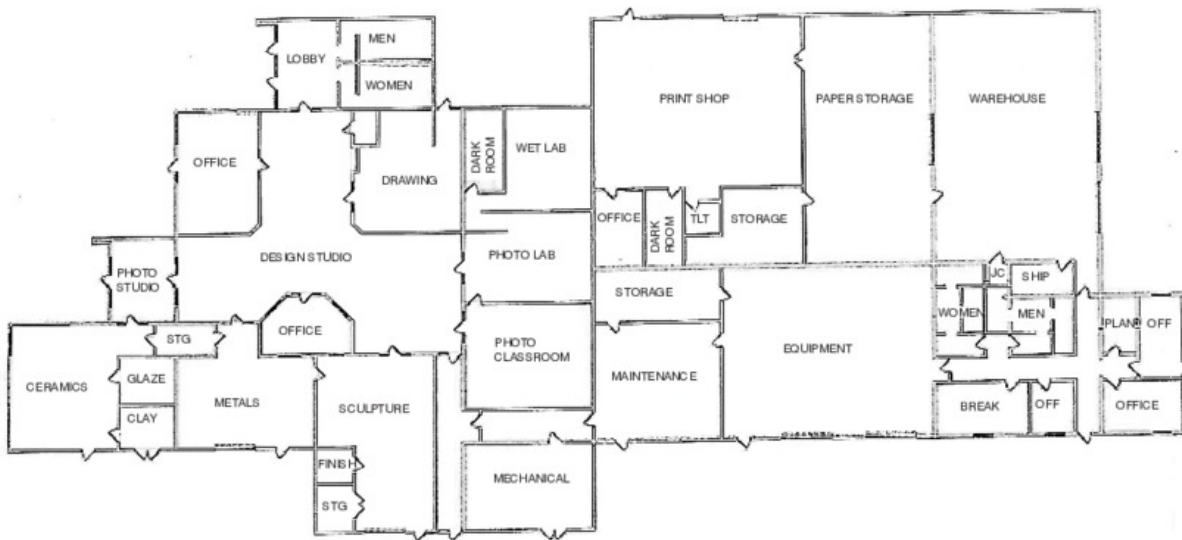
Physical Plant Garage Area



Fine Arts Ceramics Area



Print Shop



FINE ARTS CENTER / PHYSICAL PLANT - EXISTING

August 2019

MVA

2019 Campus Facilities Master Plan

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Career Tech | Performing Arts Center

PROPERTY DESCRIPTION

The original building was constructed in 1969 and includes 42,084 SF. The building has served as the facility for vocational-technical education, as well as performing arts education continuously since its beginning. The Performing Arts portion of the building includes an 840+ seat auditorium that is dividable by means of movable partitions. The Career Technology portion of the building contains programs in cosmetology, automotive arts, machining and manufacturing processes, and welding. The space was renovated in 2015 for a new Composite Materials program, and the Auto Lab facility was renovated and expanded soon thereafter. Some overhead doors were replaced with the Auto Lab renovation.

Some of the deteriorating cedar shake exterior siding was replaced with a similar-looking man-made product that seems to be performing well.

On the interior, there are several interior classrooms that are windowless, Toilet rooms are not barrier-free. Carpet and vinyl tile flooring are in need of replacement throughout the facility, including the auditorium.

Mechanically, the original HVAC system should be replaced with new, including upgrading the entire building to automatic temperature controls. Electrically, this building needs a new main distribution panel. The primary electrical cable feeding the building was replaced in 2014. Light fixtures through the building were upgraded in 2012. The branch panel board are outdated, and egress lighting is in need of upgrading. The building does not contain lighting controls or emergency generator capacity.



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CTC Automotive Tech Garage



CTC Automotive Tech Garage



Cosmetology Studio



Performing Arts Center



CTC/PAC - EXISTING

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2019 Campus Facilities Master Plan

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CTC | Performing Arts Center Floor Plan



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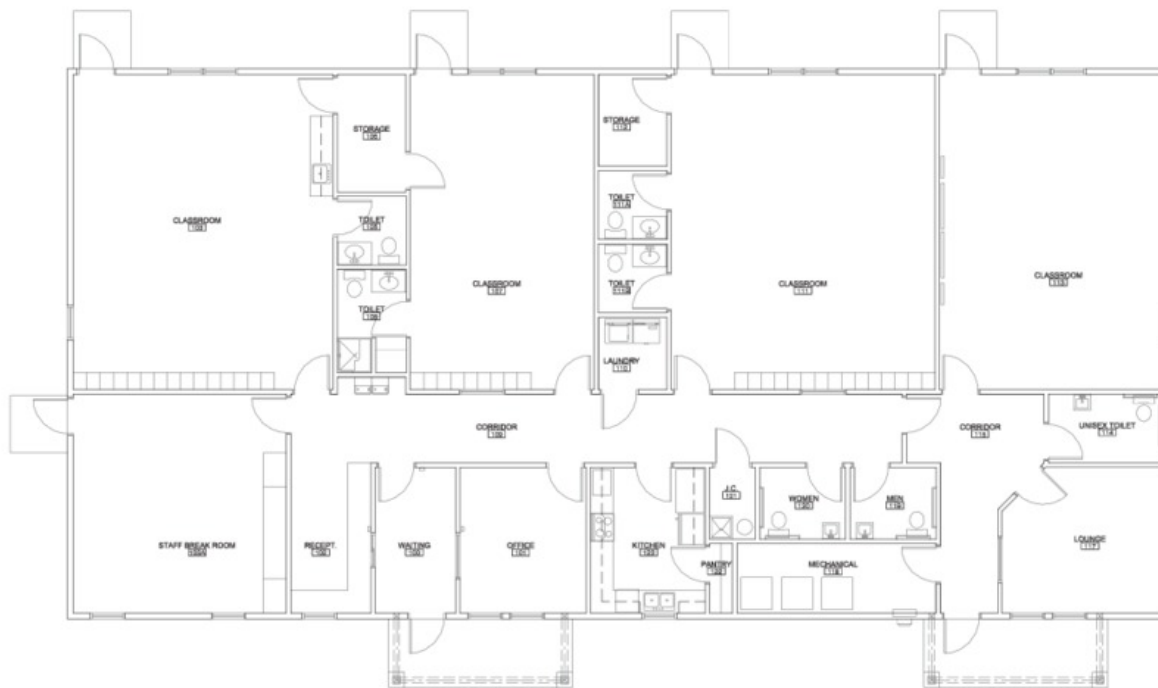
The Warbler's Nest



The Kirtland House



The Kirtland House Banquet Room



WARBLER'S NEST - EXISTING

August 2019



MVA

2019 Campus Facilities Master Plan

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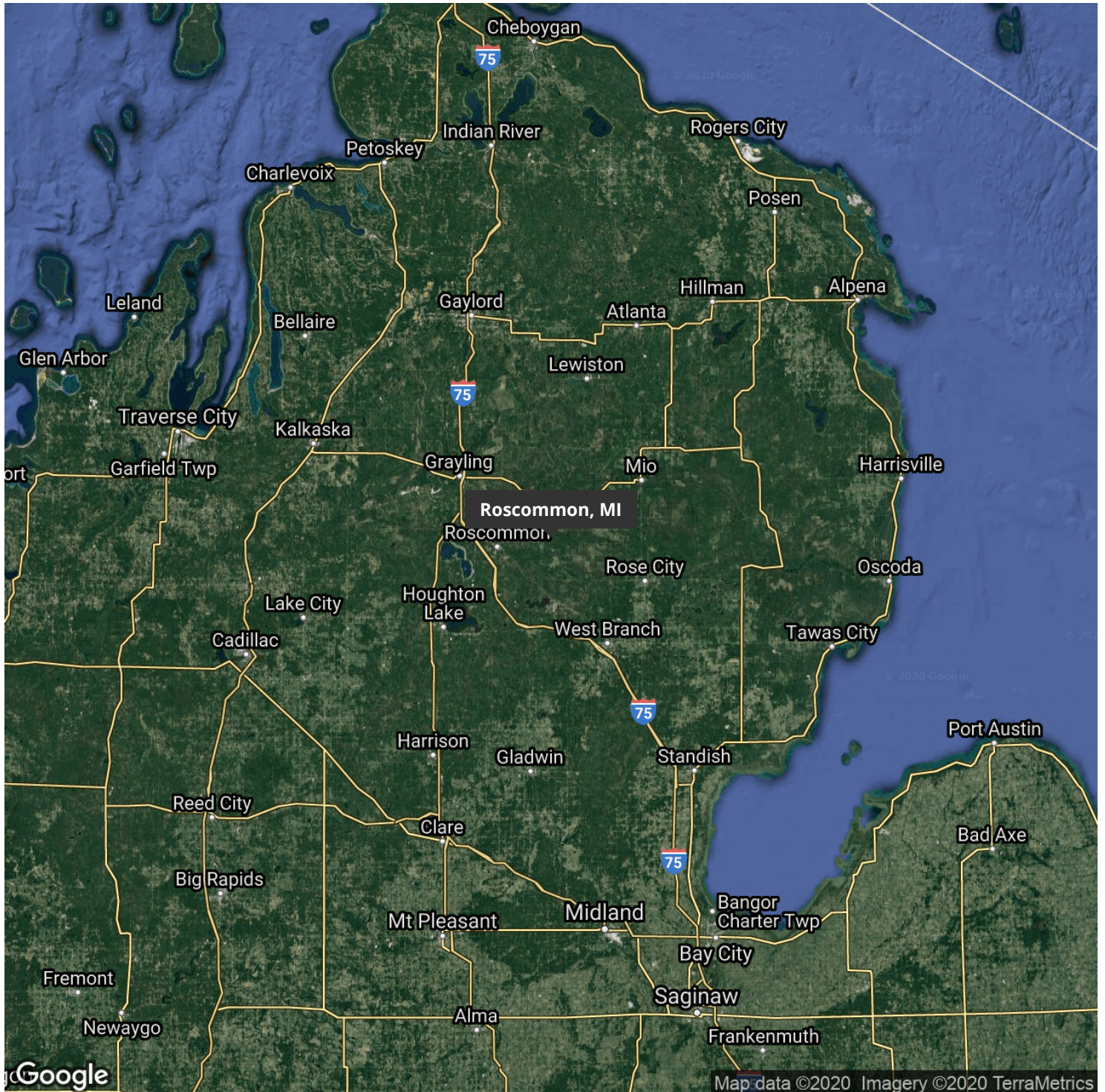
The Warbler's Nest Floor Plan



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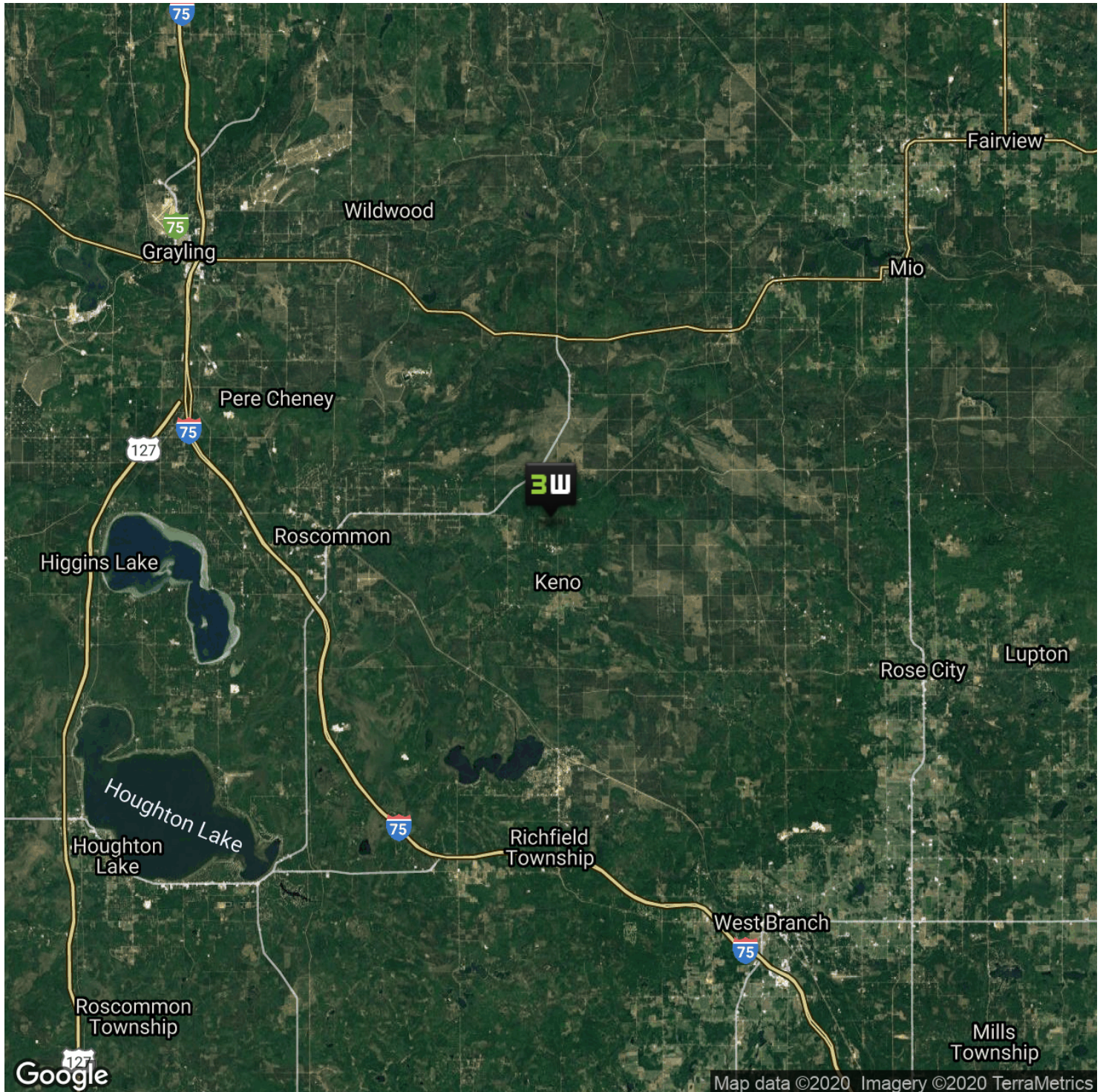




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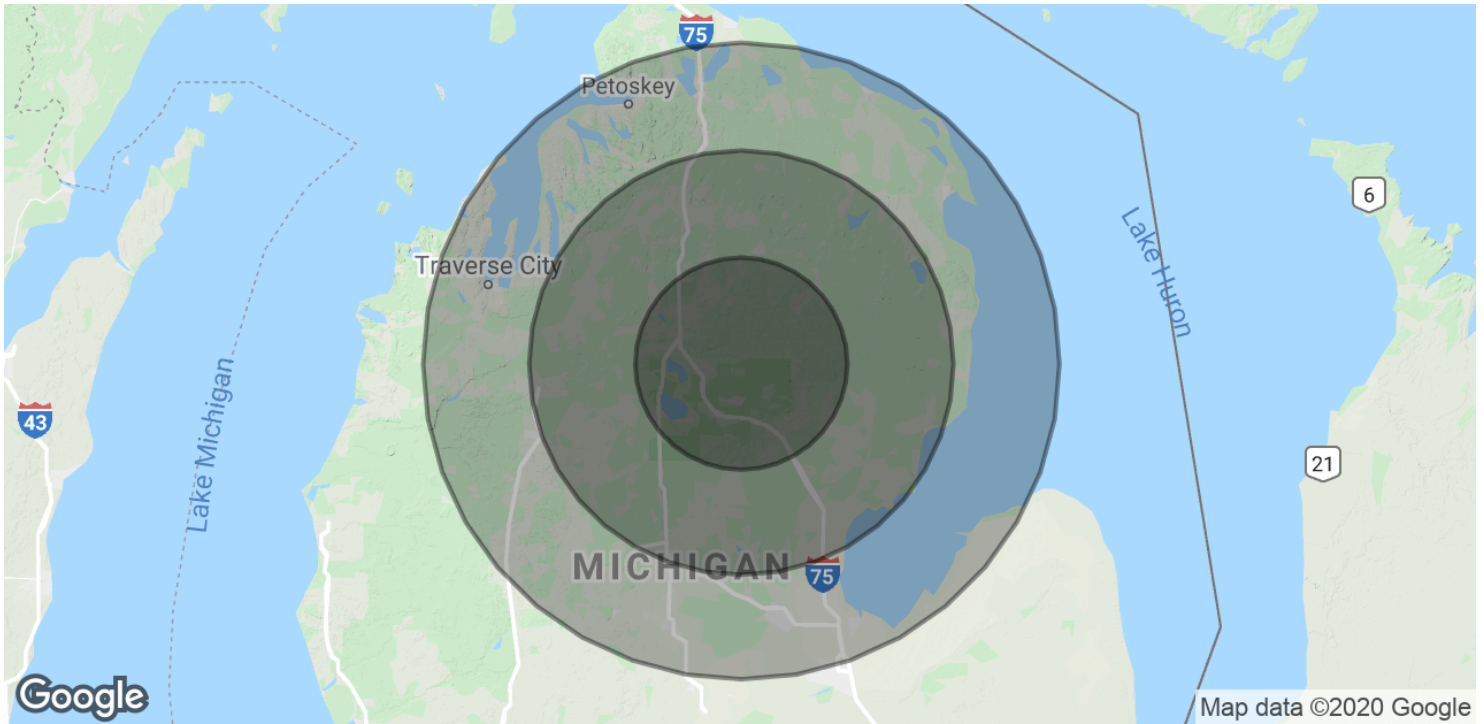


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POPULATION

25 MILES

50 MILES

75 MILES

Total Population	61,985	260,269	877,324
Average age	48.1	46.1	42.3
Average age (Male)	47.1	45.4	41.5
Average age (Female)	49.0	46.8	43.1

HOUSEHOLDS & INCOME

25 MILES

50 MILES

75 MILES

Total households	26,093	108,500	355,705
# of persons per HH	2.4	2.4	2.5
Average HH income	\$46,052	\$46,578	\$54,834
Average house value	\$137,547	\$131,493	\$155,117

* Demographic data derived from 2010 US Census