



# FOR SALE

Commercial/Office Property

5165 Kalamazoo Ave.

\$130,000

## Features:

- ◆ Full Basement
- ◆ Built-out Offices
- ◆ Approx. .28 acres



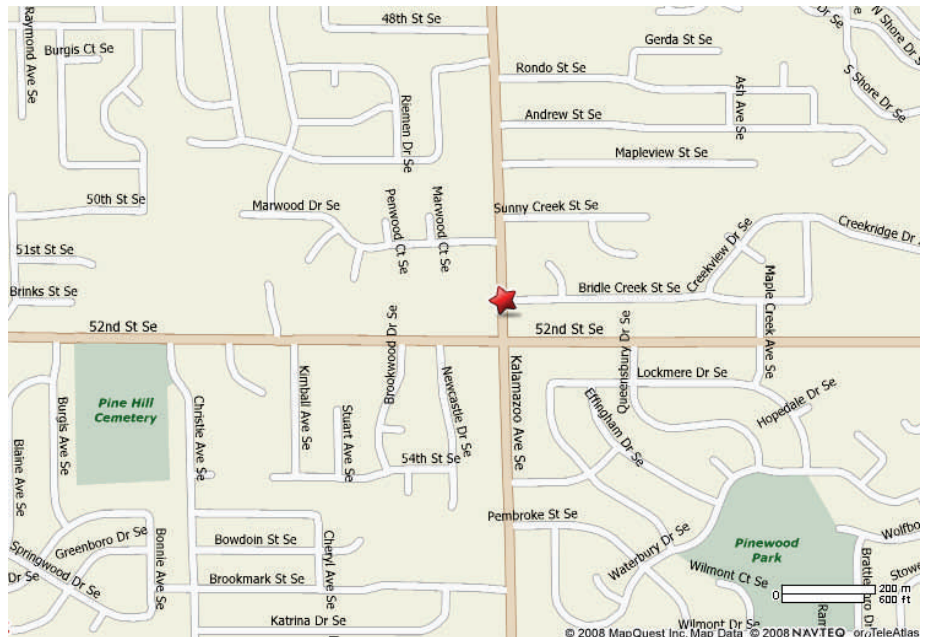
## Why locate here?

- ◆ High Traffic Counts
- ◆ New Boulevard out to M-6

For complete information  
Contact:

Dave Kwekel, CCIM

(616) 583-1200



## **FOR SALE**

### **5165 Kalamazoo Ave**

- SIZE:** • 1,921 sq. ft.  
Approx - .28 acres
- LOCATION:** NW corner of 52<sup>nd</sup> St and Kalamazoo Ave.
- GENERAL BUILDING FEATURES:**
- |                        |                  |
|------------------------|------------------|
| <b>Construction:</b>   | Block and Wood   |
| <b>Heat:</b>           | Forced Air/Gas   |
| <b>Ceiling Height:</b> | 8' – 10'         |
| <b>Lighting:</b>       | Florescent       |
| <b>Roof:</b>           | Shingles         |
| <b>Sprinklered:</b>    | No               |
| <b>Parking:</b>        | Ample off-street |
| <b>Year Built:</b>     | 1986             |
- GENERAL INTERIOR FEATURES:**
- |                          |                |
|--------------------------|----------------|
| <b>Air Conditioning:</b> | 100%           |
| <b>Ceiling:</b>          | 8' – 10'       |
| <b>Construction:</b>     | Drywall/Carpet |
| <b>Windows:</b>          | Thermal        |
| <b>Heat:</b>             | Forced Air/Gas |
| <b>Restrooms:</b>        | One            |
- UTILITIES:** All municipal utilities available.
- PERMANENT PARCEL #:** 41-18-29-480-034
- MUNICIPALITY:** City of Kentwood
- ZONING:** 201 Commercial
- PRICE & TERMS:** \$130,000.00 Cash/Conv
- POSSESSION:** At Close

#### **For More Information**

#### **Contact:**

**Dave Kwekel, CCIM**  
**Dave Kwekel Development, LLC**  
**7660 Clyde Park Ave. SW**  
**Byron Center, Michigan 49315**  
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#### **SEE OUR WEBSITE AT:**

<http://www.dkwekel.com>

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