



FOR SALE OR LEASE

6,100 sq. ft. Office Industrial Building

971 Rosewood Ave.

\$159,000



Features:

- ◆ Combination Office & Warehouse
- ◆ 7 Overhead Doors
- ◆ Sharp Offices
- ◆ Small Contractors Dream Location



Investment Facts:

- ◆ Access From Chicago Dr.
- ◆ Rental Monies From Storage Doors

For complete information
Contact:

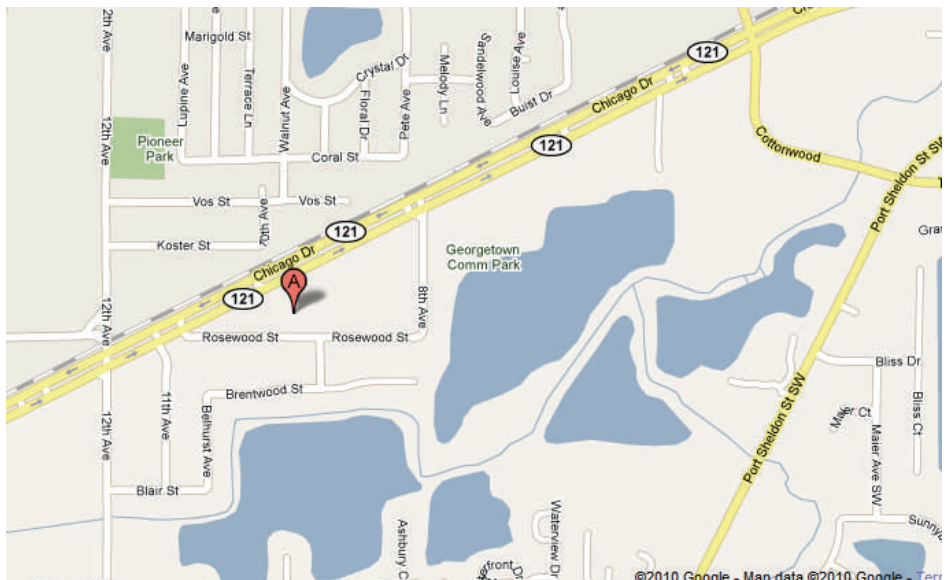
Dave Kwekel, CCIM

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**COMMERCIAL
ALLIANCE
OF
REALTORS®**



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BUILDING SIZE:	Available:	6,100	Square Feet
	Office:	970	Square Feet
	Warehouse:	5,130	Square Feet
LOCATION:	Behind American Living on M-37.		
SITE INFORMATION:	Two buildings, level parking lot.		
MUNICIPALITY:	Georgetown Township		
GENERAL BUILDING FEATURES:	Construction:	Block / Steel / Brick	
	Drive-In Doors:	7	
	Docks:	0	
	Floors:	Main level	
	Heat:	Forced Air / Gas	
	Ceiling Height:	8' – 14'	
	Lighting:	Florescent	
	Roof:	Shingle, Tar, and Stone	
	Sprinklered:	No	
	Year Built:	Building 1 – 1969 : Building 2 - 1985	
GENERAL OFFICE FEATURES:	Air Conditioning:	100%	
	Ceiling:	9' – 9'	
	Construction:	Wood, Drywall	
	Windows:	Thermal	
	Heat:	Forced Air / Gas	
	Restrooms:	Yes	
UTILITIES:	All municipal utilities available		
PERMANENT PARCEL #:	70-14-23-250-063		
ZONING:	Commercial / Industrial		
PRICE & TERMS:	Lease: \$3.00 per square foot per year or \$1,500 per month with tenant paying all costs of taxes and insurance, utilities, grounds and building maintenance along with annual cost of living adjustment in the rental. Term: 24 - 60 mo. Lessor to approve use & credit. Sale: \$159,000 Cash / Conventional		
POSSESSION:	At Close		

For More Information Contact:	Dave Kwekel, CCIM Dave Kwekel Development, LLC 7660 Clyde Park Ave. SW Byron Center, Michigan 49315
SEE OUR WEBSITE AT: www.dkwekel.com	Telephone: 616.583.1200 Fax: 616.583.1201 Email: dave@dkwekel.com

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