



FOR LEASE

17683 - 174th Ave

2,750 sq. ft.

Features:

- ◆ Former Water Colors Day Care Center
- ◆ Triple Nets are Approx. \$2.25 psf
- ◆ Supermarket Anchored Retail Center
- ◆ Outside Play Area Full of Sand



For complete information
Contact:

Dave Kwekel, CCIM

(616) 583-1200

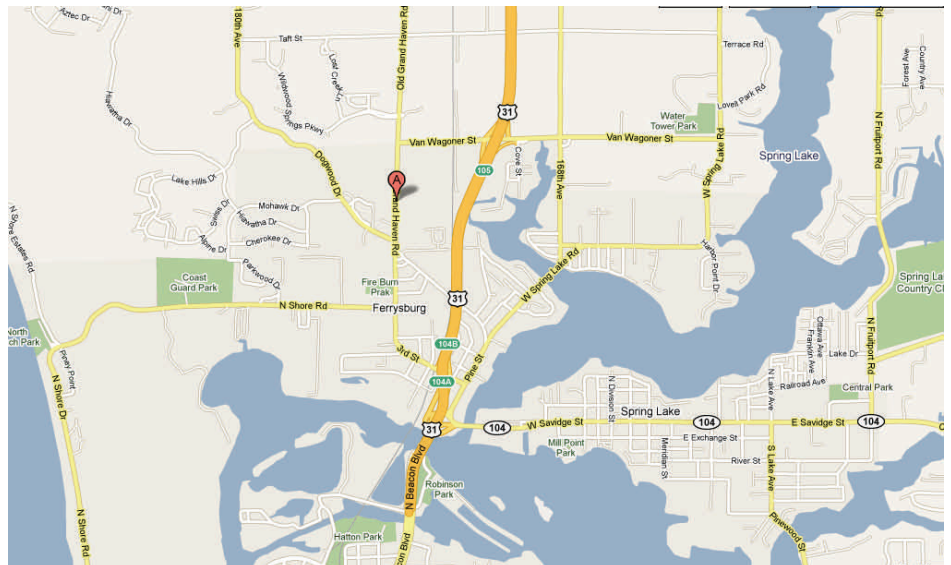


**COMMERCIAL
ALLIANCE
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Why locate here?

- ◆ Join the Activity of Ferrysburg's #1 Retail Center
- ◆ Grocery Store Just Totally Revamped and Updated



FOR LEASE
17683 – 174th Ave., Ferrysburg

SIZE: • 2,750 sq. ft.

LOCATION: US 31 to 3rd St., turn west. 3rd St. turns into 174th, 1 mile to store.

GENERAL BUILDING FEATURES:

Construction:	Block and Brick
Heat:	Forced Air / Gas
Ceiling Height:	9' to 12'
Lighting:	Fluorescent
Roof:	Rubber
Sprinklered:	No
Parking:	Ample Off-street
Year Built:	1980

GENERAL INTERIOR FEATURES:

Air Conditioning:	100%
Ceiling:	9' to 12'
Construction:	Drywall
Windows:	Thermal
Heat:	Forced Air / Gas
Restrooms:	Yes

UTILITIES: All municipal utilities available.

PERMANENT PARCEL #: 70-03-09-300-059

MUNICIPALITY: City of Ferrysburg

ZONING: 201 COMMERCIAL - IMPROVED

PRICE & TERMS: \$8.50 per square foot per year or \$1,948.00 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 - 48 mo. Lessor to approve use & credit.

POSSESSION: At Close

**For More Information
Contact:**

Dave Kwekel, CCIM
Dave Kwekel Development, LLC
7660 Clyde Park Ave. SW
Byron Center, Michigan 49315
Telephone: 616-583-1200
Fax: 616-583-1201
Email: dave@dkwekel.com

SEE OUR WEBSITE AT:

<http://www.dkwekel.com>