



# SALE OR LEASE

6,973 sq.ft. for lease / \$4.50 psf

450 Covered Village, Belding \$50,000

## Features:

- ◆ Tenants include Family Dollar, LM Produce, & Two Vacant Suites
- ◆ Sale Includes Five Condo Units



## Why invest here?

- ◆ Upside Potential Vs. Very Small Sale Price
- ◆ Well Known, Solid Tenant

For complete information  
Contact:

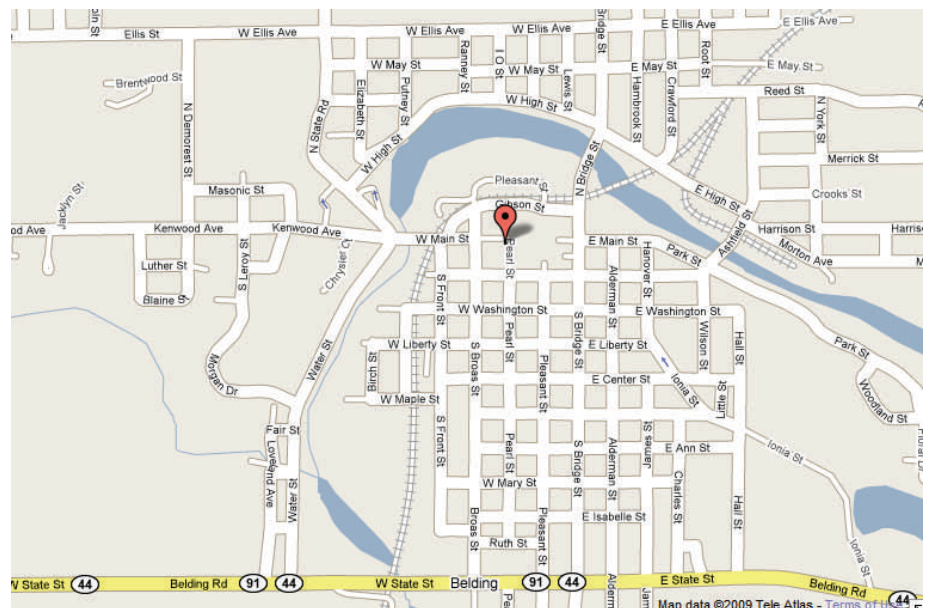
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## ***FOR SALE OR LEASE***

### ***450 Covered Village, Belding***

<b>SIZE:</b>	<ul style="list-style-type: none"><li>• 14,272 sq. ft. For Sale</li><li>• 6,973 sq. ft. For Lease</li></ul>
<b>LOCATION:</b>	Downtown Belding, across from Leppink's Grocery Store
<b>GENERAL BUILDING FEATURES:</b>	<b>Construction:</b> Brick/Block <b>Ceiling Height:</b> 9' – 14' <b>Drive-In Doors:</b> 1 <b>Lighting:</b> Fluorescent <b>Roof:</b> Rubber <b>Sprinklered:</b> No <b>Parking:</b> Ample off-street <b>Year Built:</b> 999
<b>GENERAL INTERIOR FEATURES:</b>	<b>Air Conditioning:</b> 100% <b>Ceiling:</b> 9' – 14' <b>Construction:</b> Drywall <b>Windows:</b> Thermal <b>Heat:</b> Forced Air/Gas <b>Restrooms:</b> Yes, several in mall too
<b>UTILITIES:</b>	All municipal utilities available.
<b>PERMANENT PARCEL #:</b>	403-200-000-026-00, 070-00, 021-00, 065-00
<b>MUNICIPALITY:</b>	<b>City of Belding</b>
<b>ZONING:</b>	Commercial
<b>PRICE &amp; TERMS:</b>	<b>Sale:</b> \$50,000.00 Cash/Conventional <b>Lease:</b> \$4.50 per square foot per year or \$2,610.00 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: 36-60 mo. Lessor to approve use & credit.
<b>POSSESSION:</b>	At Close

#### **For More Information**

#### **Contact:**

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#### **SEE OUR WEBSITE AT:**

<http://www.dkwekel.com>