



FOR SALE

Investment Property

11745 Cedar Rock Dr. NE

\$299,000



Features:

- ◆ Combination of office and warehouse space
- ◆ Rate includes property taxes
- ◆ Fenced-in outside storage
- ◆ Vorpi Chiropractic and Insurance Plan Admin. are the other tenants



For complete information
Contact:

Dave Kwekel, CCIM

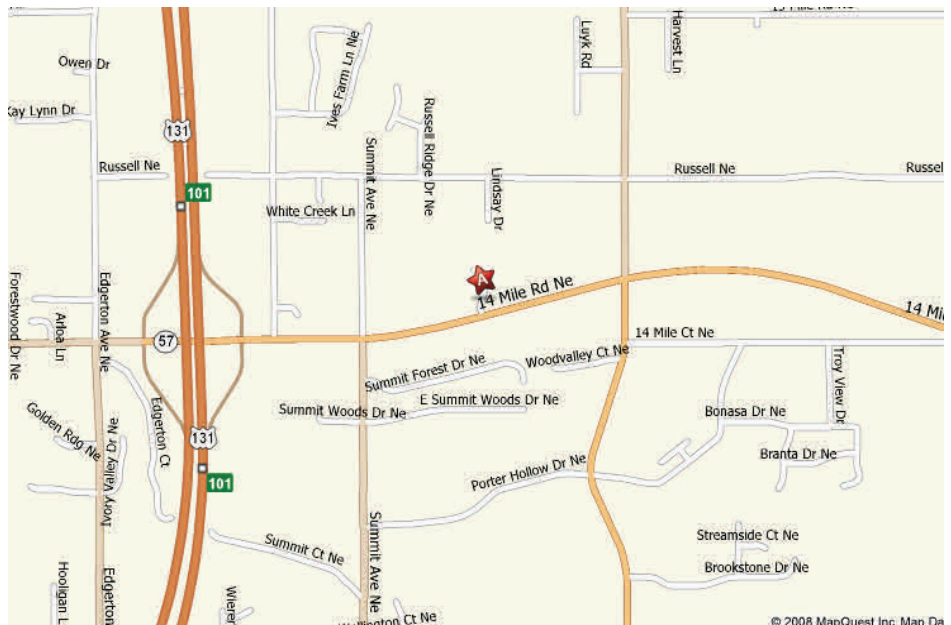
(616) 583-1200

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Investment Facts:

- ◆ Major Artery to the East
- ◆ Great Signage on M-57



For Sale

11745 Cedar Rock Dr. NE

SIZE: 7,200 sq. ft.
1 acre lot

LOCATION: US 131 N to Greenville exit (14 Mile Rd.), east ½ mile to Cedar Rock Business Park.

GENERAL BUILDING FEATURES:

Construction:	Brick/Siding
Heat:	Forced Air/Gas
Ceiling Height:	8' – 16'
Lighting:	Fluorescent
Roof:	Shingled
Drive-In Doors:	One
Sprinklered:	No
Parking:	Ample Off-Street
Year Built:	2007

GENERAL INTERIOR FEATURES:

Air Conditioning:	100%
Ceiling:	8' – 16'
Construction:	Drywall
Windows:	Thermal
Heat:	Forced Air/Gas
Restrooms:	One

UTILITIES: Gas and electric available.

PERMANENT PARCEL #: 41-06-12-452-002

MUNICIPALITY: Algoma Township

ZONING: 201 Commercial

PRICE & TERMS: \$299,000.00 Cash/Conv.

POSSESSION: At Close

For More Information

Contact:

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