



FOR SALE

12,000 sq. ft.

1251 Plainfield Ave. NE

Features:

- ◆ Fully Leased
- ◆ Approx. \$45,000 Annual Net Income
- ◆ Owner Pays Common Area Maintenance



Why Invest In This Location?

- ◆ Combination Residential, Commercial, and Industrial Tenants
- ◆ Owners Have Taken Care of Property

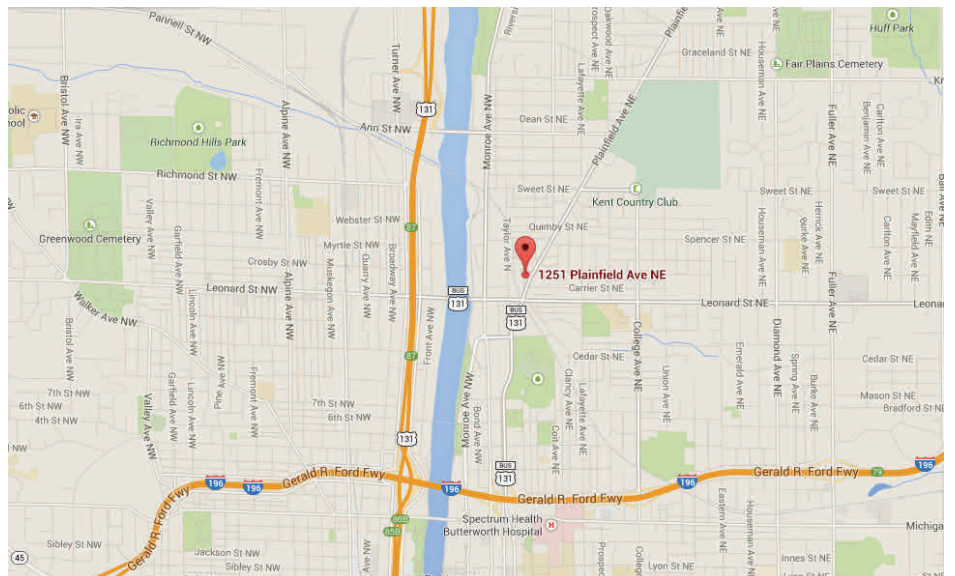
For complete information
Contact:

Dave Kwekel, CCIM

(616) 583-1200



COMMERCIAL
ALLIANCE
OF
REALTORS®



For Sale

1251 Plainfield Ave NE

| | | | |
|-----------------------------------|--|------------------|-----------|
| BUILDING SIZE: | 12,000 | Square Feet | \$295,000 |
| LOCATION: | US131 to Leonard Exit. East to Plainfield. North to address. | | |
| SITE INFORMATION: | Multiple tenanted investment property. Mix of retail, apartments, and warehouse tenants. | | |
| MUNICIPALITY: | City of Grand Rapids | | |
| GENERAL BUILDING FEATURES: | Construction: | Block / Brick | |
| | Drive-In Doors: | One | |
| | Docks: | One | |
| | Floors: | 1 | |
| | Heat: | Forced Air / Gas | |
| | Ceiling Height: | Various | |
| | Lighting: | Fluorescent | |
| | Roof: | Flat | |
| | Sprinklered: | No | |
| | Year Built: | N/A | |
| GENERAL OFFICE FEATURES: | Air Conditioning: | Approx 50% | |
| | Ceiling: | Various | |
| | Construction: | Drywall/Plaster | |
| | Windows: | Thermal | |
| | Heat: | Forced Air / Gas | |
| | Restrooms: | Yes | |
| UTILITIES: | All municipal utilities available | | |
| PERMANENT PARCEL #: | 41-14-18-355-010 | | |
| ZONING: | 201 Commercial – Improved | | |
| PRICE & TERMS: | \$295,000.00 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: | Telephone: 616.583.1200 |
| www.dkwekel.com | Fax: 616.583.1201 |
| | Email: dave@dkwekel.com |

THIS INFORMATION HAS BEEN FURNISHED FROM SOURCES WHICH WE DEEM RELIABLE, BUT FOR WHICH WE ASSUME NO LIABILITY.