



FOR SALE

Agricultural/Residential Acreage

1131 100th St. SW

\$1,360,000



Features:

- ◆ 113 Acres
- ◆ 6 Buildings/Structures
- ◆ 1500 ft. of 100th St Exposure
- ◆ 2 Private Lakes



For complete information
Contact:

Dave Kwekel, CCIM

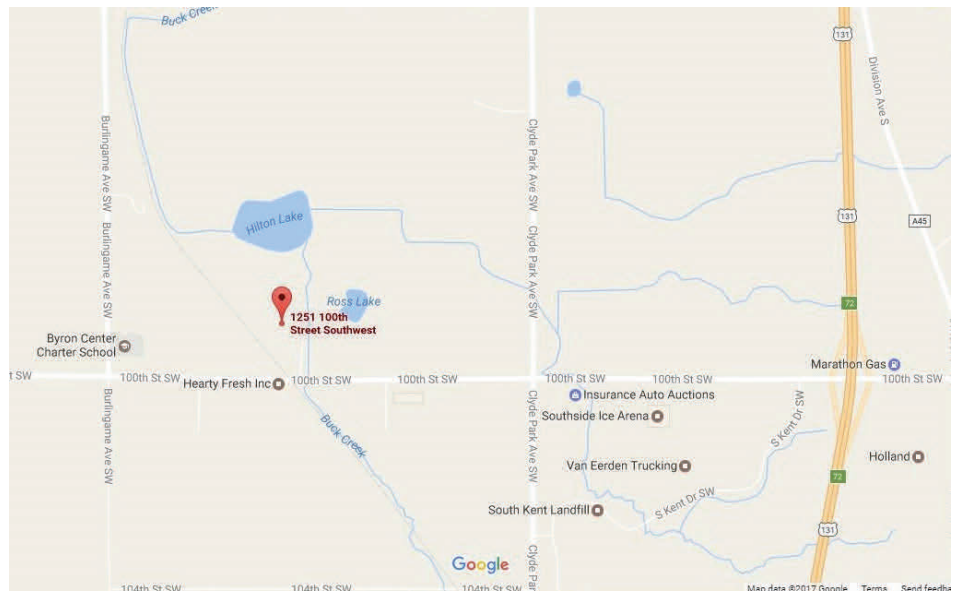
(616) 583-1200

dave@dkwekel.com



Investment Facts:

- ◆ 4 Income Producing Tenants
- ◆ 2 Buildings Vacant for Future Income



FOR SALE

1131 Byron Center Ave. SW

| | | | | | | | | | | | | | | | | | |
|---|---|--------------------------|------------------------------------|-----------------|------------------|------------------------|---------|------------------|-------------|--------------|--------------------------|---------------------|-----|-----------------|---------|--------------------|-----|
| SIZE: | <ul style="list-style-type: none">• 5,000 sq. ft.• 113 Acres | | | | | | | | | | | | | | | | |
| LOCATION: | Between Clyde Park and Burlingame Ave. | | | | | | | | | | | | | | | | |
| 1131 BUILDINGS: | <table><tr><td>Construction:</td><td>Combination of Wood, Steel & Block</td></tr><tr><td>Heat:</td><td>Forced Air / Gas</td></tr><tr><td>Ceiling Height:</td><td>Various</td></tr><tr><td>Lighting:</td><td>Fluorescent</td></tr><tr><td>Roof:</td><td>Rubber, Metal, & Shingle</td></tr><tr><td>Sprinklered:</td><td>No</td></tr><tr><td>Parking:</td><td>On Site</td></tr><tr><td>Year Built:</td><td>999</td></tr></table> | Construction: | Combination of Wood, Steel & Block | Heat: | Forced Air / Gas | Ceiling Height: | Various | Lighting: | Fluorescent | Roof: | Rubber, Metal, & Shingle | Sprinklered: | No | Parking: | On Site | Year Built: | 999 |
| Construction: | Combination of Wood, Steel & Block | | | | | | | | | | | | | | | | |
| Heat: | Forced Air / Gas | | | | | | | | | | | | | | | | |
| Ceiling Height: | Various | | | | | | | | | | | | | | | | |
| Lighting: | Fluorescent | | | | | | | | | | | | | | | | |
| Roof: | Rubber, Metal, & Shingle | | | | | | | | | | | | | | | | |
| Sprinklered: | No | | | | | | | | | | | | | | | | |
| Parking: | On Site | | | | | | | | | | | | | | | | |
| Year Built: | 999 | | | | | | | | | | | | | | | | |
| GENERAL INTERIOR FEATURES OF BUILDING: | <table><tr><td>Air Conditioning:</td><td>NA</td></tr><tr><td>Ceiling:</td><td>10'</td></tr><tr><td>Construction:</td><td>Drywall</td></tr><tr><td>Windows:</td><td>Thermal</td></tr><tr><td>Heat:</td><td>Forced Air / Gas</td></tr><tr><td>Restrooms:</td><td>Yes</td></tr></table> | Air Conditioning: | NA | Ceiling: | 10' | Construction: | Drywall | Windows: | Thermal | Heat: | Forced Air / Gas | Restrooms: | Yes | | | | |
| Air Conditioning: | NA | | | | | | | | | | | | | | | | |
| Ceiling: | 10' | | | | | | | | | | | | | | | | |
| Construction: | Drywall | | | | | | | | | | | | | | | | |
| Windows: | Thermal | | | | | | | | | | | | | | | | |
| Heat: | Forced Air / Gas | | | | | | | | | | | | | | | | |
| Restrooms: | Yes | | | | | | | | | | | | | | | | |
| UTILITIES: | Sanitary Sewer, Storm Water, & Well Water. | | | | | | | | | | | | | | | | |
| PERMANENT PARCEL #: | 41-21-26-400-020 | | | | | | | | | | | | | | | | |
| MUNICIPALITY: | Byron Township | | | | | | | | | | | | | | | | |
| ZONING: | Agricultural/Residential | | | | | | | | | | | | | | | | |
| PRICE & TERMS: | \$1,360,000.00 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
Telephone: 616-583-1200
Fax: 616-583-1201
Email: dave@dkwekel.com

SEE OUR WEBSITE AT:

<http://www.dkwekel.com>