



# FOR SALE

Investment Property

4615-4635 14 Mile Rd.

\$1,300,000



## Features:

- ◆ 11 Tenants
- ◆ Mix of Commercial and Industrial
- ◆ Modified Gross and NNN Leases
- ◆ Strong, Local Investment Property



For complete information  
Contact:

**Dave Kwekel, CCIM**

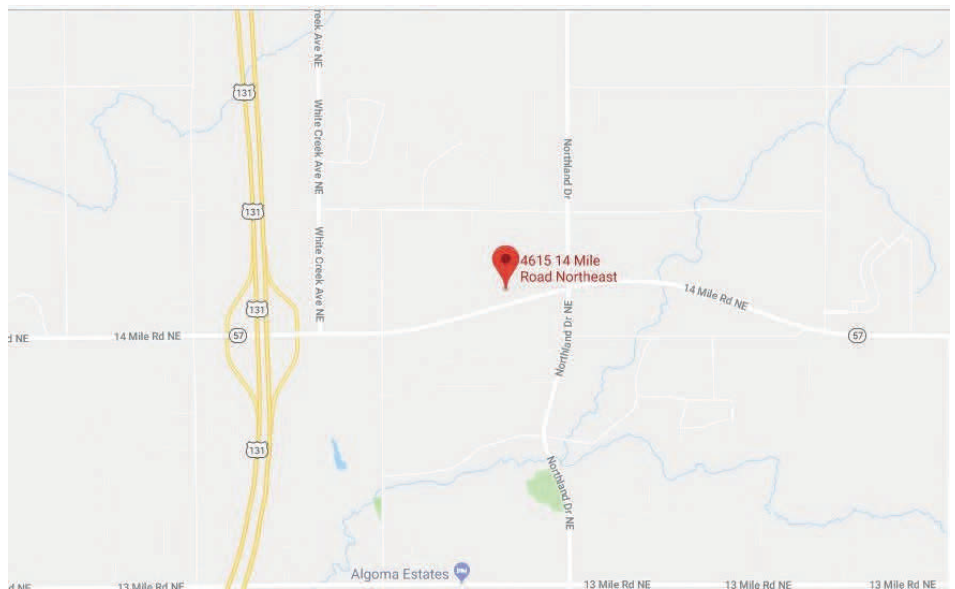
**(616) 583-1200**

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## Property Facts

- ◆ Less than One Mile from US 131
- ◆ Property has had “no” vacancy since being built



## FOR SALE

**4615 – 4635 14 Mile Rd. NE**

**SIZE:** • 20,658 sq. ft.

**LOCATION:** US 131 and Northland Dr.

**GENERAL COMMERCIAL BUILDING FEATURES:**

<b>Construction:</b>	Wood Frame
<b>Heat:</b>	Forced Air / Gas
<b>Ceiling Height:</b>	9'-11'
<b>Lighting:</b>	Fluorescent
<b>Roof:</b>	Rubber & Shingle
<b>Sprinklered:</b>	No
<b>Parking:</b>	On Site
<b>Year Built:</b>	999

**GENERAL INDUSTRIAL FEATURES:**

<b>Overhead Doors:</b>	12' Doors
<b>Ceiling:</b>	15'-18'
<b>Construction:</b>	Pole & Steel
<b>Windows:</b>	Thermal
<b>Heat:</b>	Forced Air / Gas
<b>Restrooms:</b>	Yes

**UTILITIES:** All municipal utilities available.

**PERMANENT PARCEL #:** 41-06-12-476-001

**MUNICIPALITY:** Algoma Township

**ZONING:** Light Industrial, Commercial

**PRICE & TERMS:** \$1,300,000.00 Cash / Conventional

**POSSESSION:** At Close

**For More Information**

**Contact:**

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**SEE OUR WEBSITE AT:**

<http://www.dkwekel.com>

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