



FOR SALE or LEASE

Commercial Building & Acreage

1083 S. Patterson Rd.

\$330,000

Features:

- ◆ 1,728 sq. ft. storage building and 1,360 sq. ft. retail store
- ◆ 2.8 acre commercial parcel
- ◆ Corner lot



Why locate here?

- ◆ Perfect opportunity for starting your own business.
- ◆ Close to Gun Lake and many summer homes

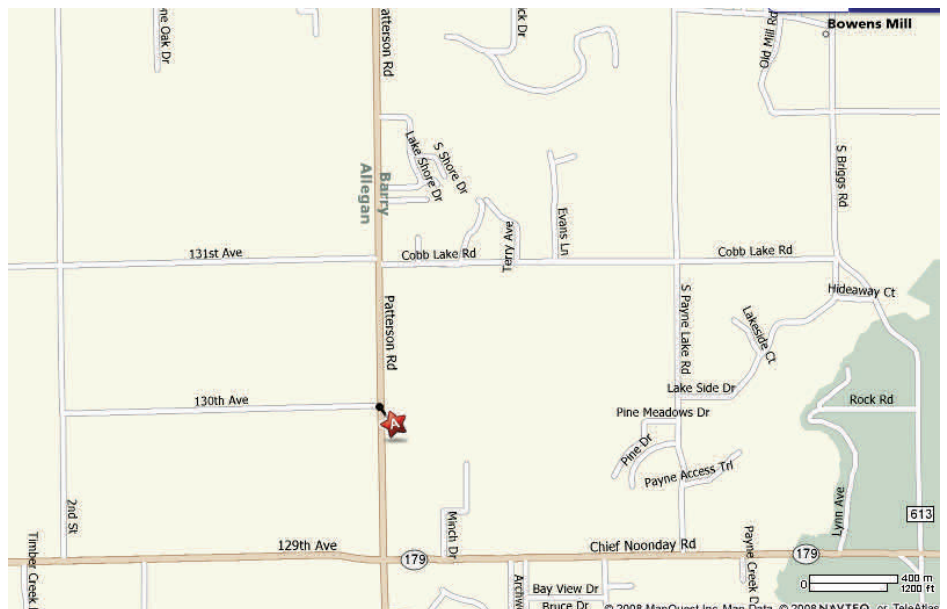
For complete information
Contact:

Dave Kwekel, CCIM

(616) 583-1200



COMMERCIAL
ALLIANCE
OF
REALTORS®



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1083 S. Patterson Rd., Wayland

SIZE (appx.): **Available:** 3,088 Square Feet
 Office: 100 Square Feet
 Retail: 1,360 Square Feet

LOCATION: Patterson south to property, just north of Chief Noon Day Rd.

SITE INFORMATION: 2.83 acres

GENERAL BUILDING **Construction:** Wood
FEATURES: **Drive-In Doors:** 3
 Docks: 0
 Floors: 1
 Parking: Ample off-street
 Lighting: Fluorescent
 Roof: Shingled
 Sprinklered: No
 Year Built: 1990

GENERAL OFFICE **Air Conditioning:** 0%
FEATURES: **Ceiling:** 8' – 10'
 Construction: Drywall
 Windows: Thermal
 Heat: Forced Air/Gas
 Restrooms: One

UTILITIES: All municipal utilities available

PERMANENT PARCEL #: 08-16-01-801-210

MUNICIPALITY: **Yankee Springs Township**

ZONING: C-3

PRICE & TERMS: **Sale:** \$330,000.00 Conventional / Cash
 Lease: \$7.50 per square foot per year or \$1,930.00 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 months. Lessor to approve use & credit.

POSSESSION: At Close

For More Information Contact: **Dave Kwekel, CCIM**
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