



FOR LEASE

1,026 - 3,078 sq. ft.

\$7.00 psf/yr

2480 E Apple Ave., Muskegon



Features:

- ◆ Multiple Suite Sizes
- ◆ Signage on Apple Ave. and Sheridan
- ◆ Triple Nets
Approximately
\$3.65 psf



Why locate here?

- ◆ Busy Save-A-Lot Parking Lot
- ◆ Busy Main Retail Corridor

For complete information
Contact:

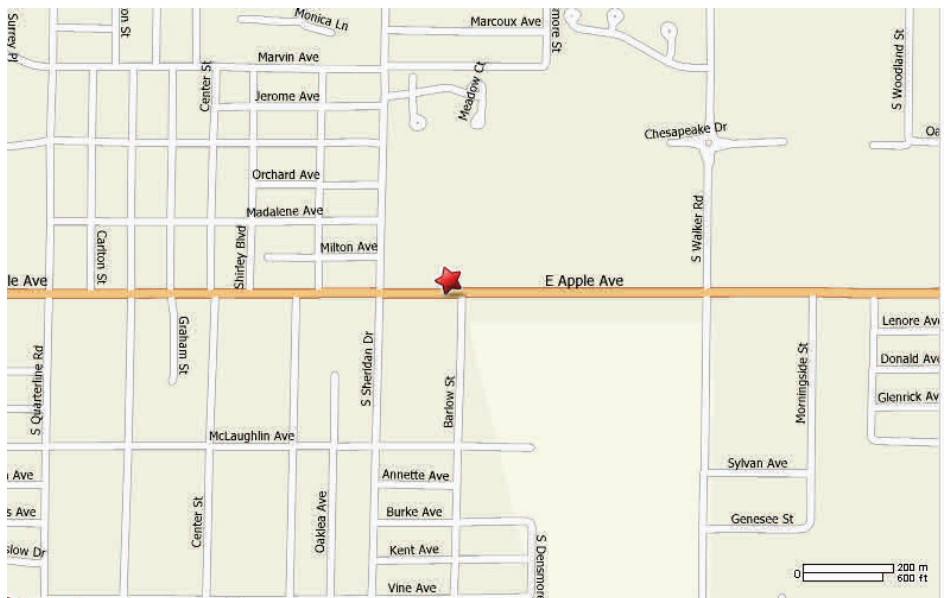
Dave Kwekel, CCIM

(616) 583-1200

dave@dkwekel.com



**COMMERCIAL
ALLIANCE
OF
REALTORS®**



FOR LEASE

2480 E Apple Ave., Muskegon

SIZE:	• 1,026 sq. ft.	\$598.50 per month
	• 2,052 sq. ft.	\$1,197.00 per month
	• 3,078 sq. ft.	\$1,795.50 per month

LOCATION: NE corner of Apple Ave. & Sheridan

GENERAL BUILDING FEATURES:	Construction:	Block and Glass
	Heat:	Forced Air / Gas
	Ceiling Height:	9' to 20'
	Lighting:	Fluorescent
	Roof:	Rubber
	Sprinklered:	Yes
	Parking:	Ample Off-Street
	Year Built:	999

GENERAL INTERIOR FEATURES:	Air Conditioning:	100%
	Ceiling:	9' to 20'
	Construction:	Drywall
	Windows:	Thermal
	Heat:	Forced Air / Gas
	Restrooms:	Yes

UTILITIES: All municipal utilities available.

PERMANENT PARCEL #: 61-10-02-330-061

MUNICIPALITY: Muskegon Township

ZONING: 201 COMMERCIAL - IMPROVED

PRICE & TERMS: \$7.00 per square foot per year with tenant paying all costs of taxes and insurance, utilities, grounds and building maintenance along with annual cost of living adjustment in the rental. (Approximately \$3.65 NNN)
Term: 24 mo. Lessor to approve use & credit.

POSSESSION: At close or after present tenant leaves

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>

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