



# FOR LEASE

2660 44th St. SW

300—2,082 sq. ft.

## Features:

- ◆ Gross Lease
- ◆ Multi Tenant Building
- ◆ Good Signage



## Why locate here?

- ◆ Front Door Parking
- ◆ Building Totally Renovated!

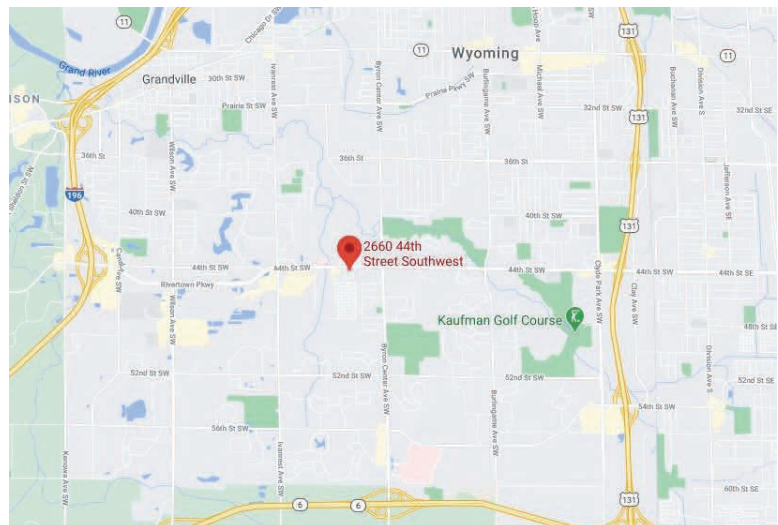
For complete information  
Contact:

Dave Kwekel, CCIM

(616) 583-1200



COMMERCIAL  
ALLIANCE  
OF  
REALTORS®



## FOR LEASE

### 2660 44<sup>th</sup> St. SW, Wyoming

<b>SIZE:</b>	• 2,082 sq. ft.	\$2,776.00
	• 1,000 sq. ft.	\$1,333.33
	• 500 sq. ft.	\$666.66
	• 300 sq. ft.	\$400.00

**LOCATION:** Between Byron Center and Ivanrest

<b>GENERAL BUILDING FEATURES:</b>	<b>Construction:</b>	Brick
	<b>Heat:</b>	Forced Air/Gas
	<b>Ceiling Height:</b>	9' - 10'
	<b>Lighting:</b>	Fluorescent
	<b>Roof:</b>	Flat
	<b>Sprinklered:</b>	No
	<b>Parking:</b>	Ample off-street
	<b>Year Built:</b>	999

<b>GENERAL INTERIOR FEATURES:</b>	<b>Air Conditioning:</b>	100%
	<b>Ceiling:</b>	9' - 10'
	<b>Construction:</b>	Drywall
	<b>Windows:</b>	Thermal
	<b>Heat:</b>	Forced Air/Gas
	<b>Restrooms:</b>	Yes

**UTILITIES:** All municipal utilities available.

**PERMANENT PARCEL #:** 41-17-28-201-032

**MUNICIPALITY:** City of Wyoming

**ZONING:** Commercial 201 Improved

**PRICE & TERMS:** \$16.00 per square foot per year with tenant paying all costs of insurance, telephone, and janitorial services along with annual cost of living adjustment in the rental.  
Term: 24 mo. Lessor to approve use & credit.

**POSSESSION:** At Close

#### For More Information

#### Contact:

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#### SEE OUR WEBSITE AT:

<http://www.dkwekel.com>