



FOR LEASE

1,472 sq. ft. suite / \$17.50 psf per year

820 Forest Hill Ave. SE

Features:

- ◆ Triple Nets Approx. \$5.50 psf
- ◆ Formerly Tenanted by Sweet Yo's
- ◆ Signage in Front of Suite and on Forest Hill - Pylon



For complete information
Contact:

Dave Kwekel, CCIM

(616) 583-1200

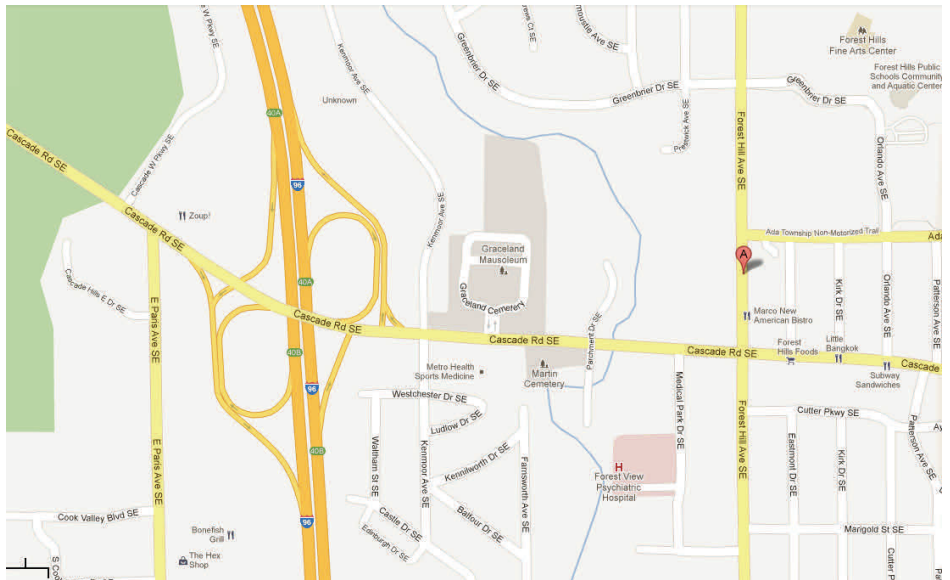
dave@dkwekel.com

**COMMERCIAL
ALLIANCE OF
REALTORS®**



Why locate here?

- ◆ Join Exercise Coach, Great Clips, Jets Pizza, Dear Prudence, TLC Spa, and Funky Buddha Yoga Hothouse
- ◆ Super Successful Tenant Mix!



FOR LEASE

820 Forest Hill Ave. SE

SIZE: • 1,472 sq. ft. \$2,146.66 per month

LOCATION: Southeast corner of Ada Dr. and Forest Hill Ave.

GENERAL BUILDING FEATURES:

Construction:	Block and Glass / Brick
Heat:	Forced Air / Gas
Ceiling Height:	9' to 15'
Lighting:	Fluorescent
Roof:	Rubber
Sprinklered:	Yes
Parking:	Ample Off-street
Year Built:	2013

GENERAL INTERIOR FEATURES:

Air Conditioning:	100%
Ceiling:	9' to 15'
Construction:	Drywall / Masonry
Windows:	Thermal
Heat:	Forced Air / Gas
Restrooms:	Yes

UTILITIES: All municipal utilities available.

PERMANENT PARCEL #: 41-14-36-432-008 and -432-049

MUNICIPALITY: Grand Rapids Township

ZONING: 201 Commercial-Improved

PRICE & TERMS: \$17.50 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.
Term: 60 months. Lessor to approve use & credit.

POSSESSION: At Closing

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.