



# FOR LEASE

17685 - 174th Ave 4,000—10,000 sq. ft.



## Features:

- ◆ Supermarket Anchored Retail Center
- ◆ Triple Nets are Approx. \$2.36 psf
- ◆ Other Tenants Include Vet Clinic, Goodwill, & Hair Salon

## Why locate here?

- ◆ Join the Activity of Ferrysburg's #1 Retail Center
- ◆ Grocery Store Just Totally Revamped and Updated

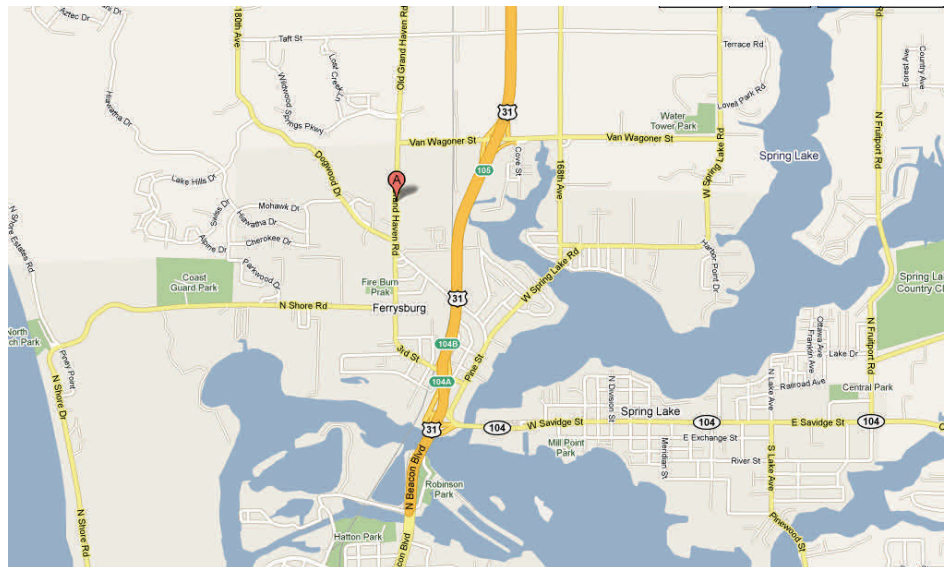
For complete information Contact:

Dave Kwekel, CCIM

(616) 583-1200



COMMERCIAL ALLIANCE OF REALTORS®



# FOR LEASE

## 17685 – 174<sup>th</sup> Ave., Ferrysburg

**SIZE:**

- 4,000 sq. ft. \$3,000.00 / month
- 6,000 sq. ft. \$4,500.00 / month
- 10,000 sq. ft. \$7,500.00 / month

**LOCATION:**

US 31 to 3<sup>rd</sup> St., turn west. 3<sup>rd</sup> St. turns into 174<sup>th</sup>, 1 mile to store.

**GENERAL BUILDING  
FEATURES:**

**Construction:** Block and Brick  
**Heat:** Forced Air / Gas  
**Ceiling Height:** 9' to 12'  
**Lighting:** Fluorescent  
**Roof:** Rubber  
**Sprinklered:** No  
**Parking:** Ample Off-street  
**Year Built:** 1980

**GENERAL INTERIOR  
FEATURES:**

**Air Conditioning:** 100%  
**Ceiling:** 9' to 12'  
**Construction:** Drywall  
**Windows:** Thermal  
**Heat:** Forced Air / Gas  
**Restrooms:** Yes

**UTILITIES:**

All municipal utilities available.

**PERMANENT PARCEL #:**

70-03-09-300-043

**MUNICIPALITY:**

City of Ferrysburg

**ZONING:**

COMMERCIAL

**PRICE & TERMS:**

\$9.00 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.  
Term: 36 mo. Lessor to approve use & credit.

**POSSESSION:**

At Close

**For More Information****Contact:**

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**SEE OUR WEBSITE AT:**

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