



FOR LEASE

\$9.00 psf per year

171 W River Valley

Features:

- ◆ 1,500 sf suite
- ◆ Triple Nets
Approximately \$3.83 psf
- ◆ Large Signage
present on 2 highways
- ◆ Appealing Tenant Mix



For complete information
Contact:

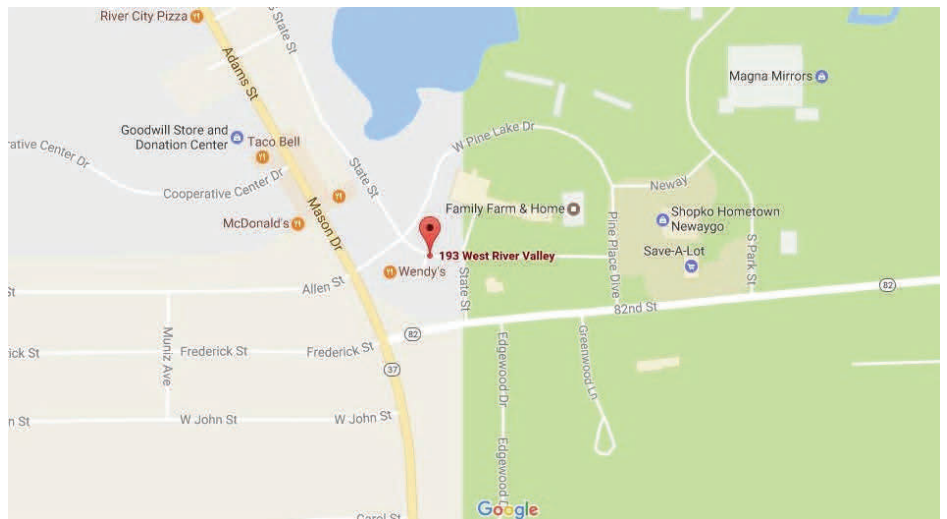
Dave Kwekel, CCIM

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Center Anchored by Grocery Store



FOR LEASE
171 W River Valley

APPROX. SIZE: • 1,500 sq. ft.

LOCATION: Near M-37 and M-82

GENERAL BUILDING FEATURES:

Construction:	Block/Steel
Heat:	Forced Air / Gas
Ceiling Height:	9' to 22'
Lighting:	Fluorescent
Roof:	Flat/Sloped Rubber
Sprinklered:	NA
Parking:	Ample Off Street
Year Built:	1995

GENERAL INTERIOR FEATURES:

Air Conditioning:	100%
Ceiling:	9' to 22'
Construction:	Drywall
Windows:	Thermal
Heat:	Forced Air / Gas
Restrooms:	Multiple

UTILITIES: All municipal utilities available.

PERMANENT PARCEL #: 41-19-30-125-002 & 41-19-30-130-016

MUNICIPALITY: **City of Newaygo**

ZONING: 201 COMMERCIAL – IMPROVED

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: 24-60 mos. Lessor to approve use & credit.

POSSESSION: At Close

**For More Information
Contact:**

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SEE OUR WEBSITE AT: <http://www.dkwekel.com>