



# FOR SALE

Investment Property

4160 Plainfield Ave. NE

\$875,000

## Features:

- ◆ NOI of \$83,752
- ◆ Modified Gross Lease
- ◆ Salvation Army Tenant since 2007
- ◆ Investment Offering



For complete information  
Contact:

**Dave Kwekel, CCIM**

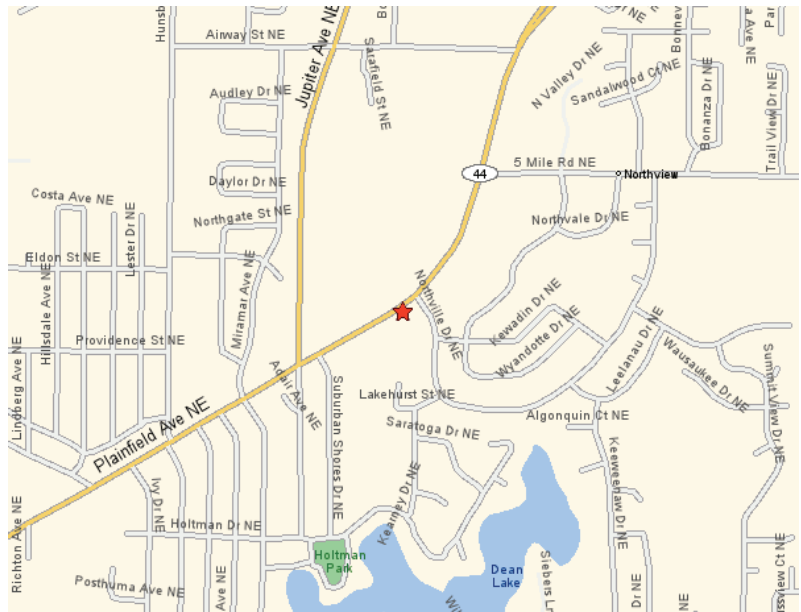
**(616) 583-1200**

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## Investment Facts:

- ◆ 14,000 SF Building
- ◆ Popular Plainfield Ave. Corridor



**FOR SALE**  
**4160 Plainfield Ave. NE**

**SIZE:** • 14,100 sq. ft.

**LOCATION:** Adjacent to the Planet Fitness

**GENERAL BUILDING FEATURES:**

<b>Construction:</b>	Block and Glass
<b>Heat:</b>	Gas / Forced Air
<b>Ceiling Height:</b>	9' to 12'
<b>Lighting:</b>	Fluorescent
<b>Roof:</b>	Rubber
<b>Sprinklered:</b>	Yes
<b>Parking:</b>	Ample Off-street
<b>Year Built:</b>	999

**GENERAL INTERIOR FEATURES:**

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

**UTILITIES:** All municipal utilities available.

**PERMANENT PARCEL #:** 41-10-33-278-007

**MUNICIPALITY:** Plainfield Township

**ZONING:** 201 COMMERCIAL - IMPROVED

**PRICE & TERMS:** \$875,000.00 Cash / Conventional

**POSSESSION:** At Close

**For More Information  
Contact:**

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

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