



FOR LEASE

17685 - 174th Ave

4,000 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

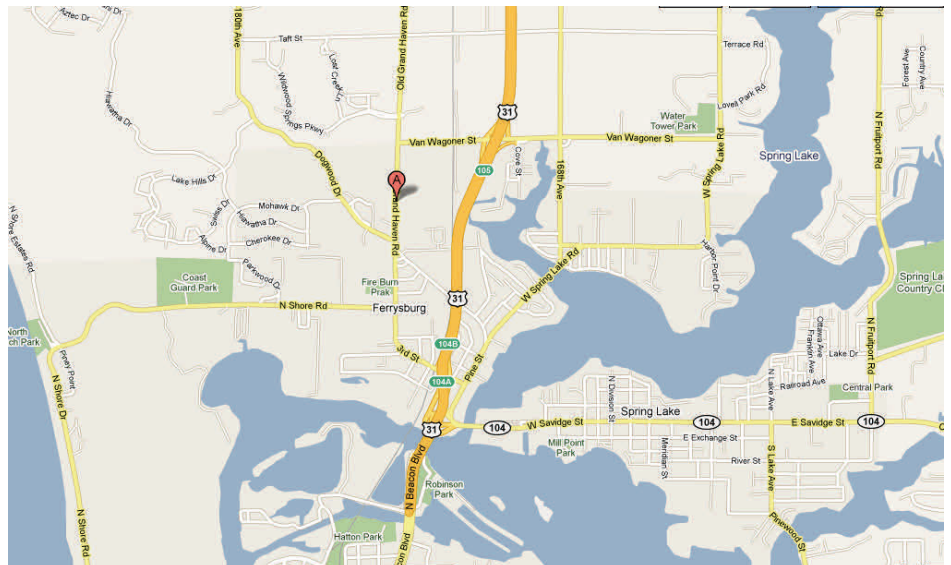
For complete information Contact:

Dave Kwekel, CCIM

(616) 583-1200



COMMERCIAL ALLIANCE OF REALTORS®



FOR LEASE
17685 – 174th Ave., Ferrysburg

SIZE: • 4,000 sq. ft. \$3,000.00 / month

LOCATION: US 31 to 3rd St., turn west. 3rd St. turns into 174th, 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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