



FOR LEASE

4286 Cascade Rd. SE

1,800 sq. ft.

Features:

- ◆ Center Suite
- ◆ Storage In Basement
- ◆ Modified Gross Lease



For complete information
Contact:

Dave Kwekel, CCIM

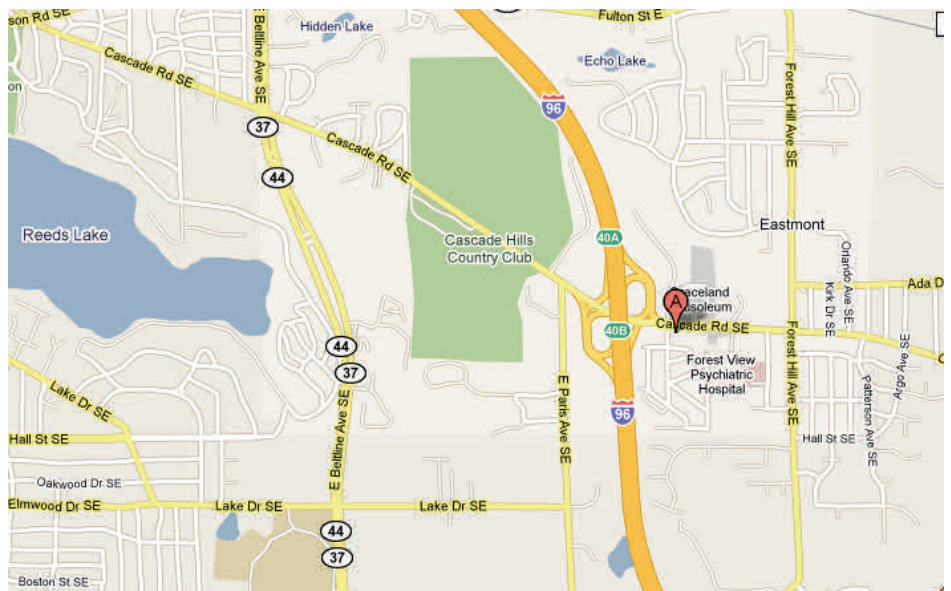
(616) 583-1200

dave@dkwekel.com



Why locate here?

- ◆ Close Proximity to I-96
- ◆ Corner Location with Traffic Signal



FOR LEASE
4286 Cascade Rd. SE

SIZE: • 1,800 sq. ft.

LOCATION: 1/8 of a mile east of I-96 on Cascade Rd.

GENERAL BUILDING FEATURES:	Construction:	Frame / Wood
	Heat:	Forced Air / Gas
	Ceiling Height:	9'
	Lighting:	Fluorescent
	Roof:	Shingled
	Sprinklered:	No
	Parking:	Ample Off-street
	Year Built:	999

GENERAL INTERIOR FEATURES:	Air Conditioning:	100%
	Ceiling:	9'
	Construction:	Drywall
	Windows:	Thermal
	Heat:	Forced Air / Gas
	Restrooms:	Yes

UTILITIES: All municipal utilities available.

PERMANENT PARCEL #: 41-14-36-328-001

MUNICIPALITY: Grand Rapids Township

ZONING: 201 COMMERCIAL - IMPROVED

PRICE & TERMS: \$16.00 per square foot per year or \$2,400.00 per month with tenant paying gas, electric, phone, janitorial expenses, and pro rata of trash and HVAC maintenance along with annual cost of living adjustment in the rental.
Term: 48 mo. Lessor to approve use & credit.

POSSESSION: At Close

**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.