



# FOR LEASE ATM PAD

17717 174th Ave.

500 sq. ft.



## Features:

- ◆ Supermarket Parking Lot
- ◆ Main Shopping Center of Grand Haven Ferrysburg
- ◆ Huge Visibility



For complete information  
Contact:

**Dave Kwekel, CCIM**

**(616) 583-1200**

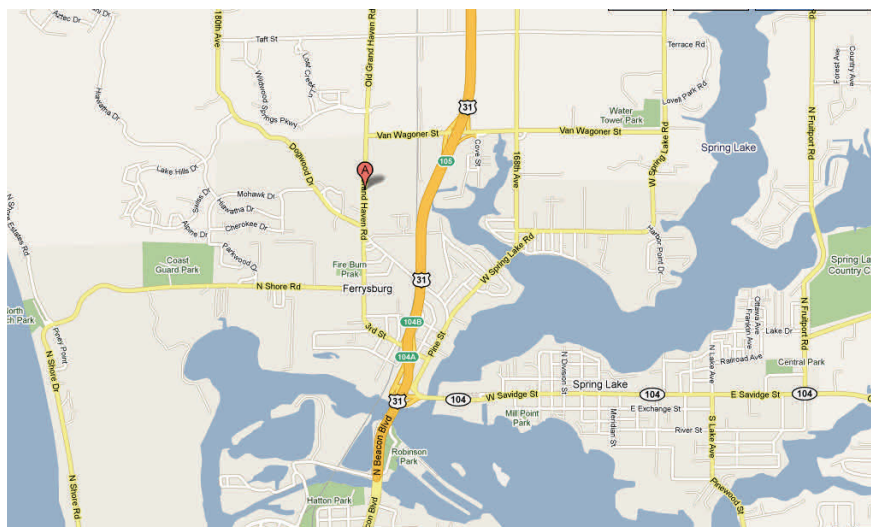


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## Why locate here?

- ◆ Comerica not renewing Lease
- ◆ All set up Ready to Go



# FOR LEASE

**17717 174<sup>th</sup> Ave.**

- SIZE:** • 500 sq. ft.
- 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:**
- |                        |                  |
|------------------------|------------------|
| <b>Construction:</b>   | Brick            |
| <b>Heat:</b>           | Forced Air/Gas   |
| <b>Ceiling Height:</b> | 9' - 10'         |
| <b>Lighting:</b>       | Fluorescent      |
| <b>Roof:</b>           | Shingled         |
| <b>Sprinklered:</b>    | No               |
| <b>Parking:</b>        | Ample off-street |
| <b>Year Built:</b>     | 999              |
- GENERAL INTERIOR FEATURES:**
- |                          |                |
|--------------------------|----------------|
| <b>Air Conditioning:</b> | 100%           |
| <b>Ceiling:</b>          | 9' - 10'       |
| <b>Construction:</b>     | Drywall        |
| <b>Windows:</b>          | Thermal        |
| <b>Heat:</b>             | Forced Air/Gas |
| <b>Restrooms:</b>        | Yes            |
- UTILITIES:** All municipal utilities available.
- PERMANENT PARCEL #:** 70-03-09-300-042
- MUNICIPALITY:** City of Ferrysburg
- ZONING:** 201 COMMERCIAL
- PRICE & TERMS:** \$21.60 per square foot per year or \$900.00 per month with landlord paying gas, electric, insurance, taxes, water, lawn care, and snow removal expenses.  
Term: 60 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**  
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### SEE OUR WEBSITE AT:

<http://www.dkwekel.com>

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