

3012 SHAFFER AVE SE
KENTWOOD, MICHIGAN

OFFICE/RETAIL FOR SALE OR LEASE
9,988 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

MIXED-USE OPPORTUNITY



PROPERTY FEATURES

- 9,988 total building square feet
- Located on 1.322 acres
- Strategic location in the Kentwood Public School District with easy access to major corridors and community resources
- Zoned C-2
- Great property for Landscaper or Construction Trade user
- Over 20 solid covered concrete Bays/Bins for mulch, sand, pebble, salt, and other material storage
- Driveway to accommodate long trailers
- Back area can be altered to support loading and unloading of materials
- Fence can be removed to allow open easy access to concrete storage bays
- Sale Price: \$1,200,000
- Lease Rate: \$17.96/sf NNN (\$14,950/mo)



For more information, please contact:

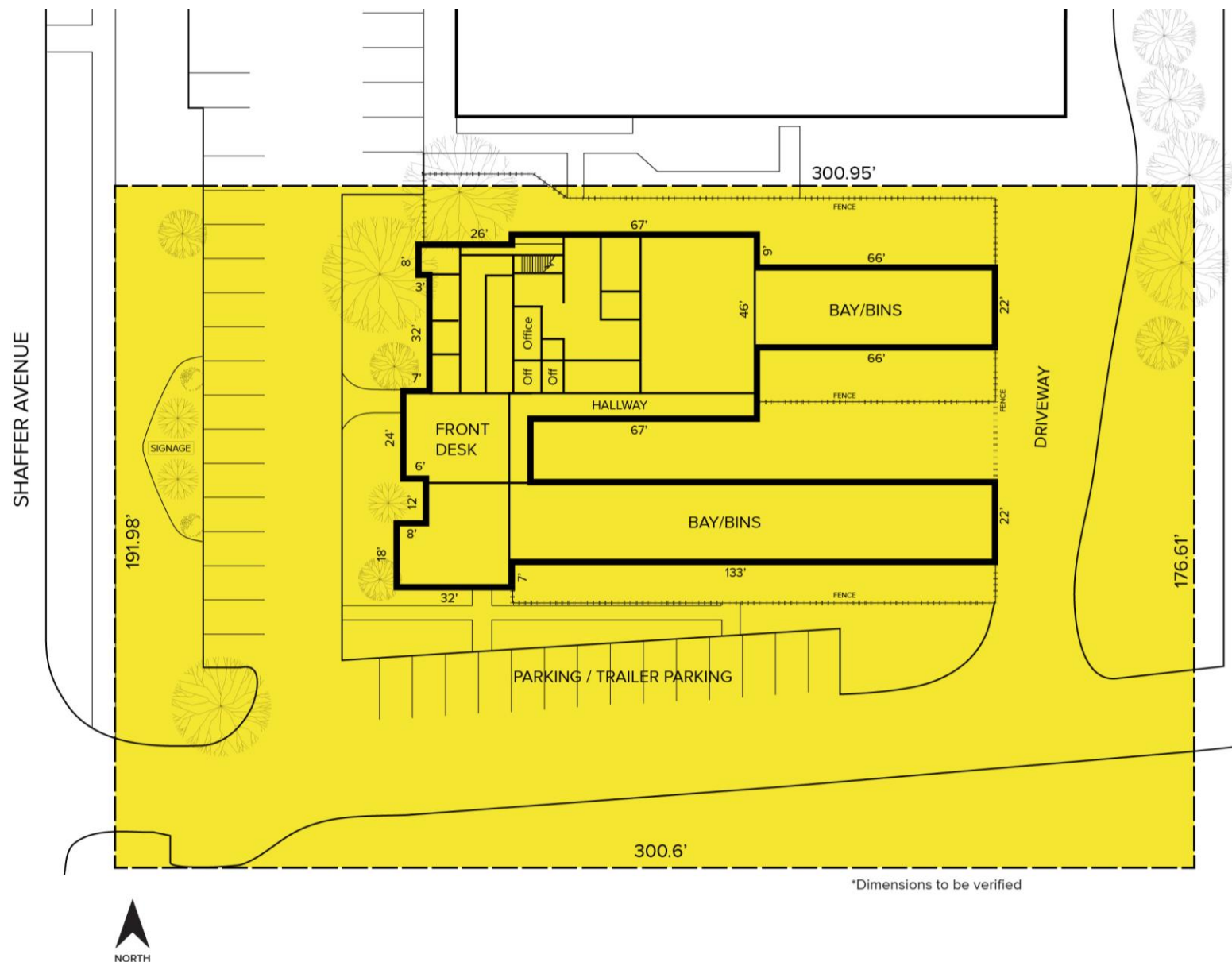
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Site Plan



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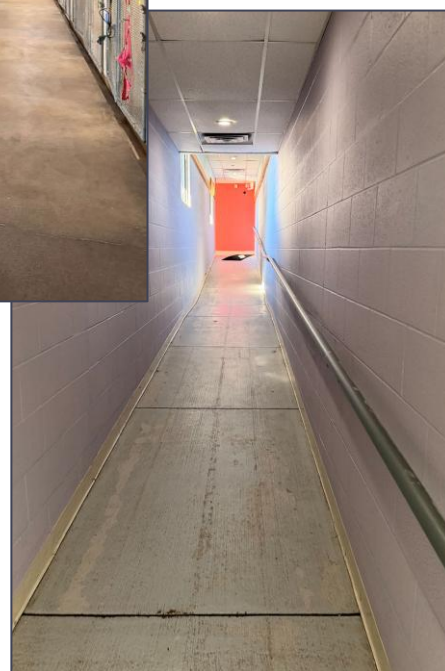
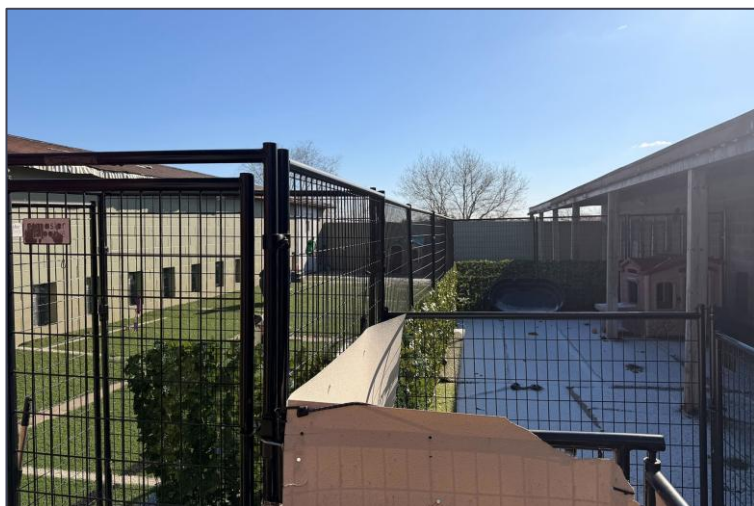
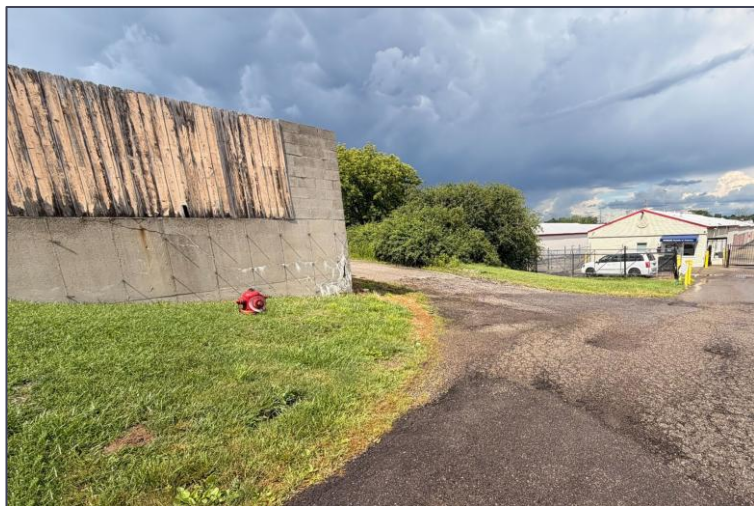
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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Additional Photos



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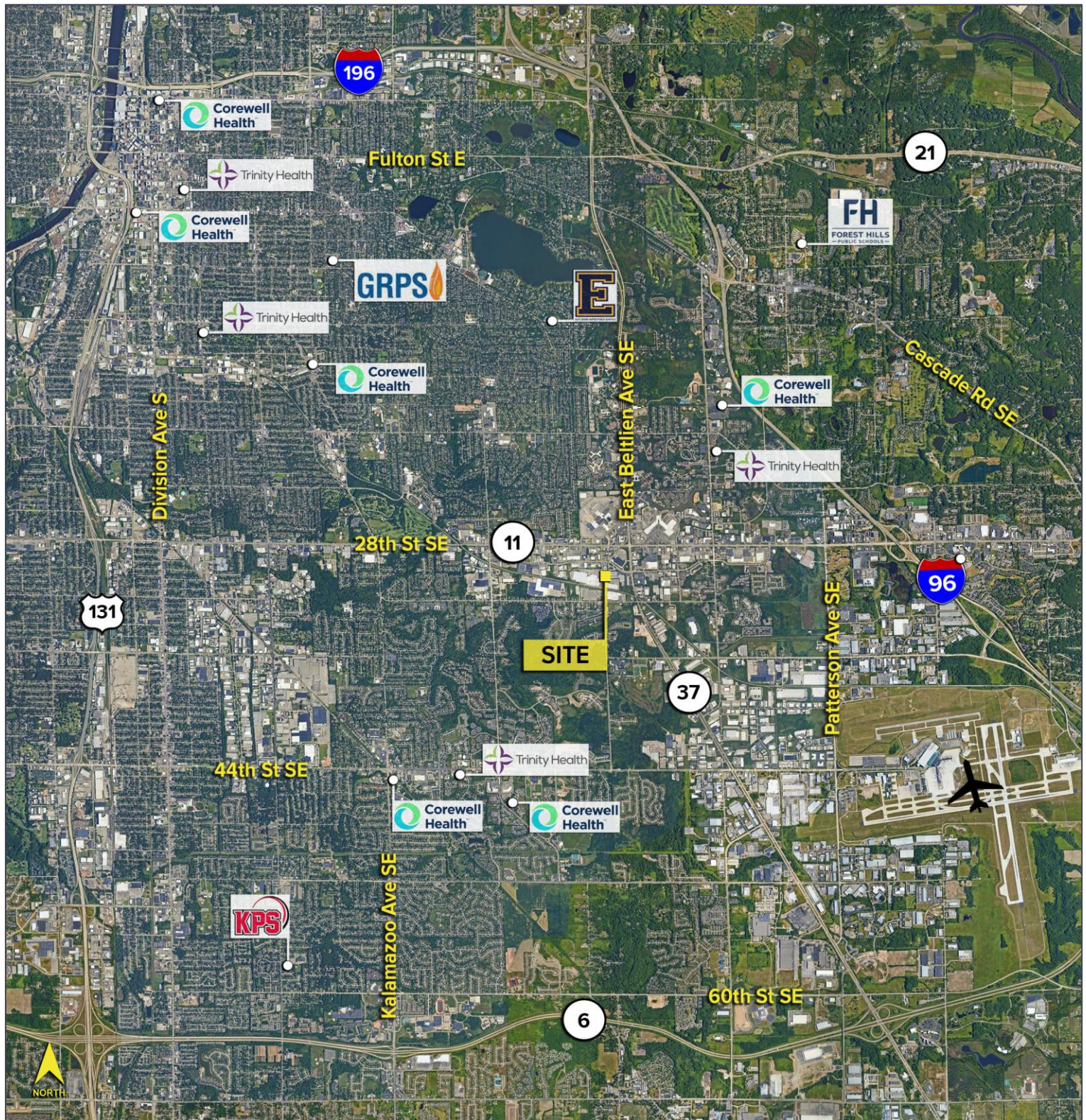
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Aerial of Surrounding Area



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