



819 E COLBY STREET WHITEHALL, MI 49461

- 1,573 SF Building on 0.459 Acres on a corner lot in downtown City of Whitehall
- Large multiple access parking lot
- Very close to national retailers



FOR MORE INFORMATION, CONTACT:

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SALE OVERVIEW

FOR SALE
RETAIL BUILDING

SALE INFORMATION

Sale Price:	\$249,000
Per SF:	\$158.30
Municipality:	City of Whitehall
PPN:	61-22-270-000-0014-20
Acreage:	0.459 Acres
Zoning Code:	B-1 General Business District
Summer Taxes (2024):	\$2,338.30
Winter Taxes (2024):	\$2,936.45
Total Taxes (2024):	\$5,274.75

LEGAL DESCRIPTON

W-0765C CITY OF WHITEHALL M.S. GREEN'S SUBDIVISION THAT PART OF W 70 FT OF LOT 14 & E 40 FT OF LOT 15 LYING N OF SPRING ST EXC S 181.92 FT TH'OF

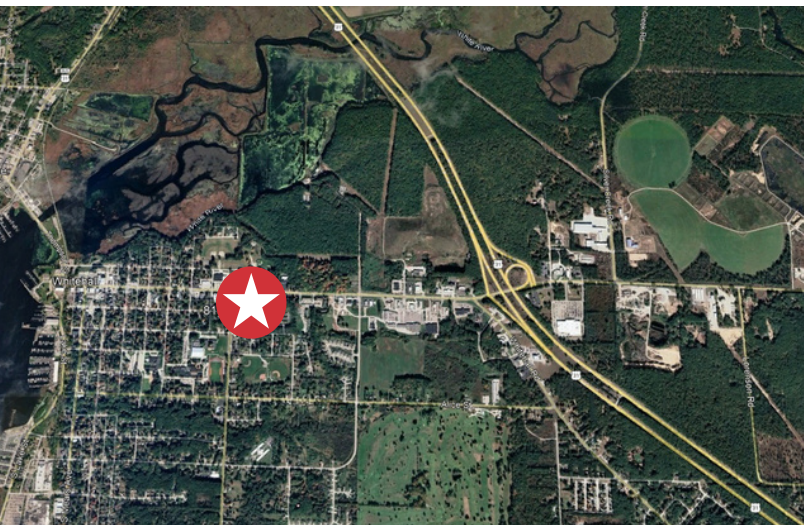


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NAI Wisinski of
West Michigan

PROPERTY PHOTOS

FOR SALE
RETAIL BUILDING



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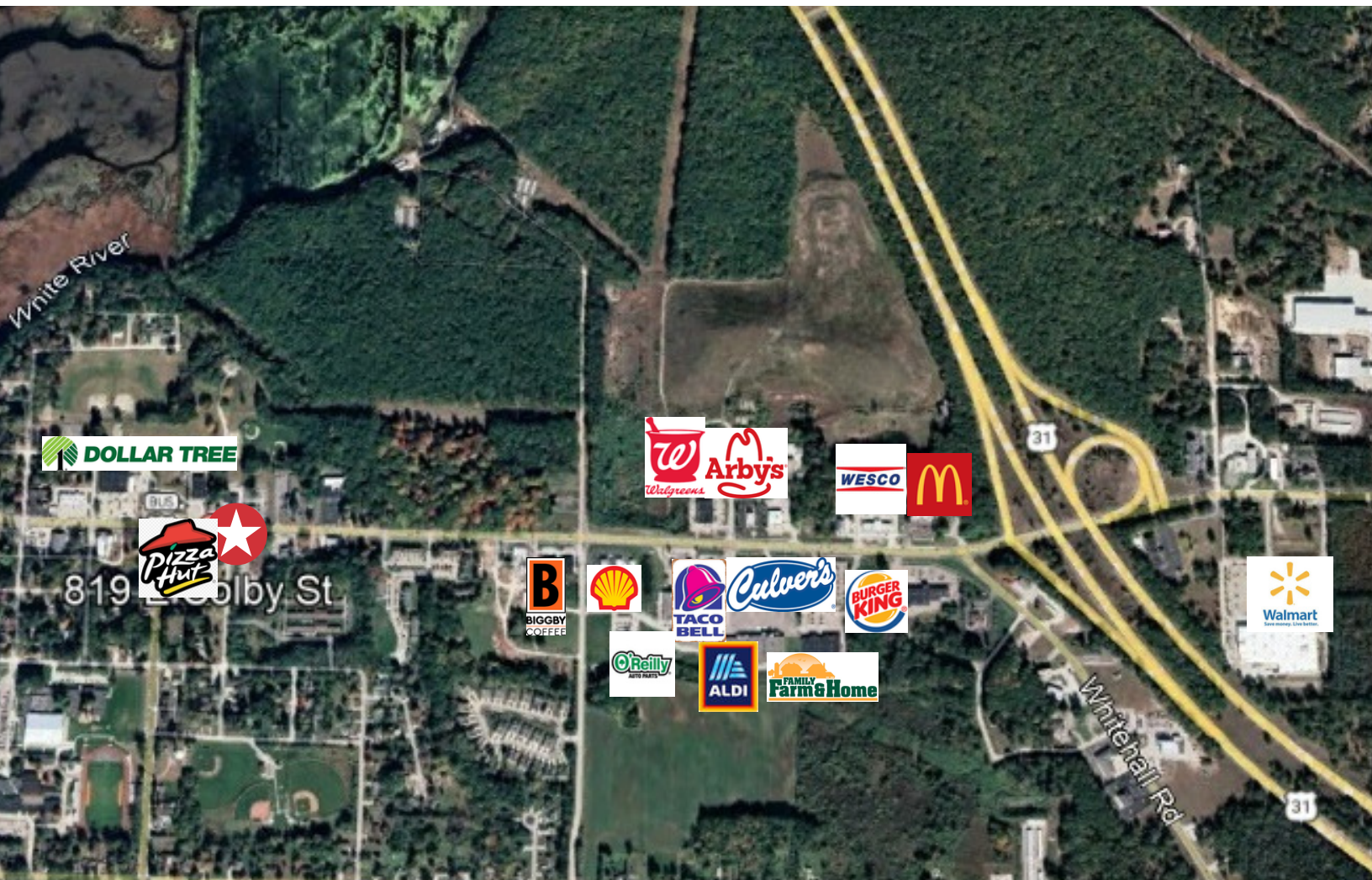


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RETAIL MAP

FOR SALE
RETAIL BUILDING



TRAFFIC COUNTS

Colby (West)	13,782 (Annual Average Daily Traffic)
Colby (East)	14,391 (Annual Average Daily Traffic)
US 31	22,151 (Annual Average Daily Traffic)

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Welcome to the...

LAKESHORE

“Celebrate the arts and culture, as well as farm-fresh food and local beers and wine as you explore the region and the unique communities along the way.

michigan.org



MUSKEGON

Muskegon offers diverse entertainment for all ages, from sandy dunes and beach relaxation to world-class roller coasters and microbreweries. Enjoy live productions at historic theaters, explore museums, or experience the thrill of luge on one of the U.S.'s four tracks.



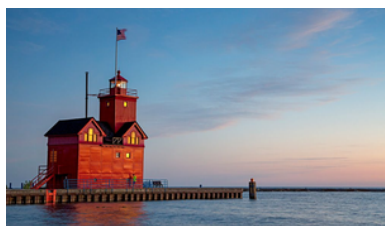
GRAND HAVEN

With beautiful biking trails, relaxing beaches, a historic trolley, musical fountain, and a boardwalk along the Grand River channel leading to the harbor lighthouses; it is no wonder why so many families make Grand Haven their vacation destination.



HOLLAND

Offering both sandy beaches and an award-winning downtown location, Holland, Michigan combines the benefits of a small town with a big city. Holland, MI is home to many thriving businesses, entertainment for all ages, 4.9 miles of Snowmelt streets and sidewalks, and year-round events.



WEST MICHIGAN ADVANTAGE

Businesses and community leaders in West Michigan have spurred remarkable growth and investment, making it a sought-after hub for success. Grand Rapids offers a lively urban atmosphere alongside the charm of smaller neighborhoods, creating a rich blend of culture, arts, and natural beauty. Positioned between Chicago and Detroit, West Michigan boasts a population exceeding 1.5 million, with Grand Rapids as its thriving heart. The region attracts talent and businesses, hosting over 130 international companies and headquarters of major industry players like Amway and Steelcase. This energetic momentum solidifies West Michigan as a top-tier destination for technology, manufacturing, healthcare, and agribusiness.



MICHIGAN'S BEST BEACH: PERE MARQUETTE PARK

📍 Muskegon



15 BEST LAKE BEACHES IN THE USA

📍 Grand Haven



BEST BEACH TOWN ON A LAKE

📍 Grand Haven



BEST CITIES TO START A BUSINESS

📍 Holland



BEST OF THE MIDWEST AWARD

📍 Holland

