

# For Sale

Office



## 1428 44th St SW

Wyoming, MI, 49509

Wyoming Office opportunity, this building includes 11,200 square feet of space at a sale price of \$1,060,000. Featuring a renovated top floor, tenant income, free onsite parking and a 2 stall garage, this property offers flexibility for various business needs. Within a beautiful setting, this space is great for businesses seeking convenience, functionality, and flexibility.

### Highlights

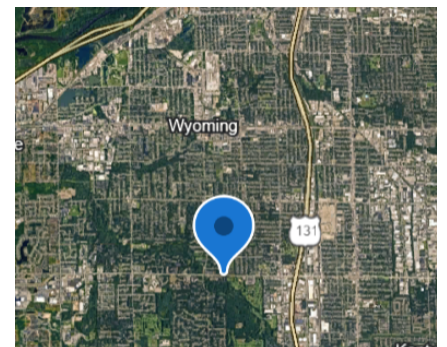
- 11,200 Sf Office
- 90% Occupied (Garage is vacant)
- Beautiful Setting
- Renovated Top Floor
- Elevator

**Price Summary** \$1,060,000

**Total SF** 11,200 sqft

**Cap Rate** 8.70

**Estimated NOI** \$92,217.28



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# Property Details

1428 44th St SW, Wyoming, MI 49509



**Sale Price** **\$1,060,000**

## Location Information

Address	1428 44th St SW
City, State, Zip	Wyoming, MI 49509
County	Kent
Tax Authority	City of Wyoming
2025 Winter Taxes	\$22,265.78
2025 Summer Taxes	\$8,810.96

## Building Information

Building Size	11,200 SF
Price/SF	\$94.64
Number of Floors	2
Year Built	1998
Number of Buildings	1
HVAC	Original
Roof	Original

## Property Information

Property Type	Office
Property Subtype	RO-1
Lot Size	0.97
APN #	41-17-26-101-087

## Investment Highlight

Investment NOI	\$92,217.28
Estimated CAP Rate	8.70

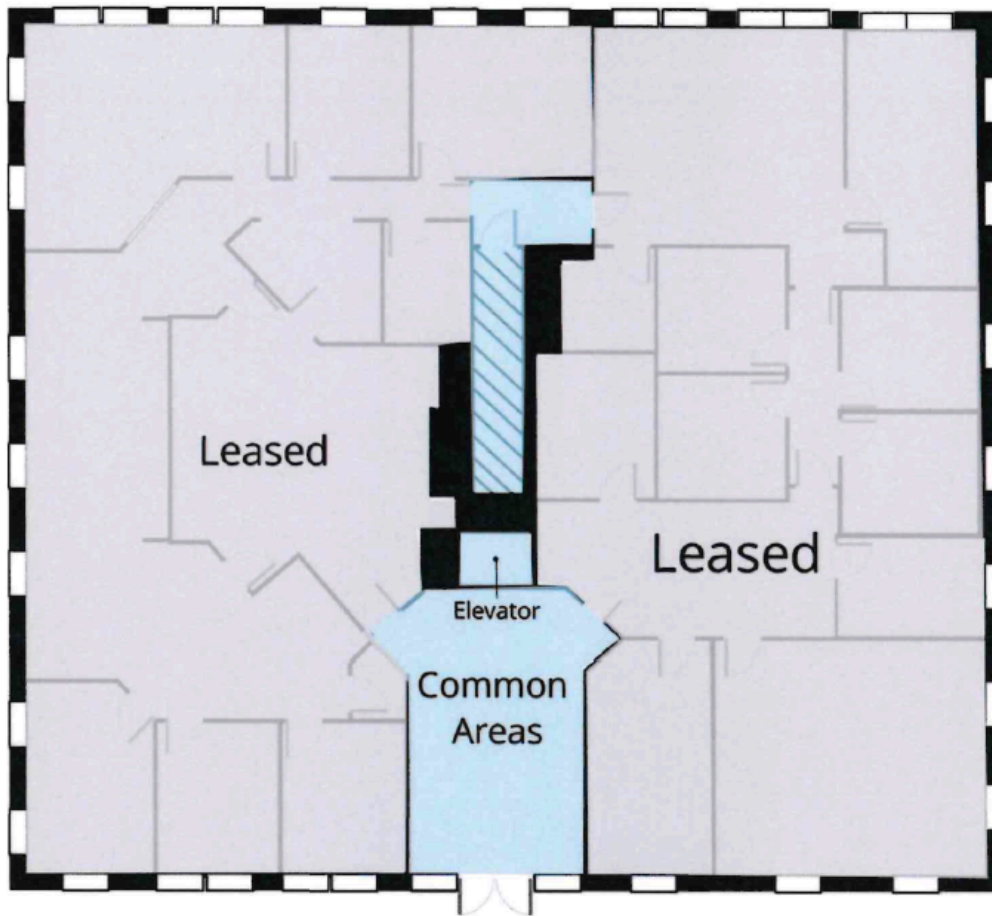
# Exterior Photos

1428 44th St SW, Wyoming, MI 49509



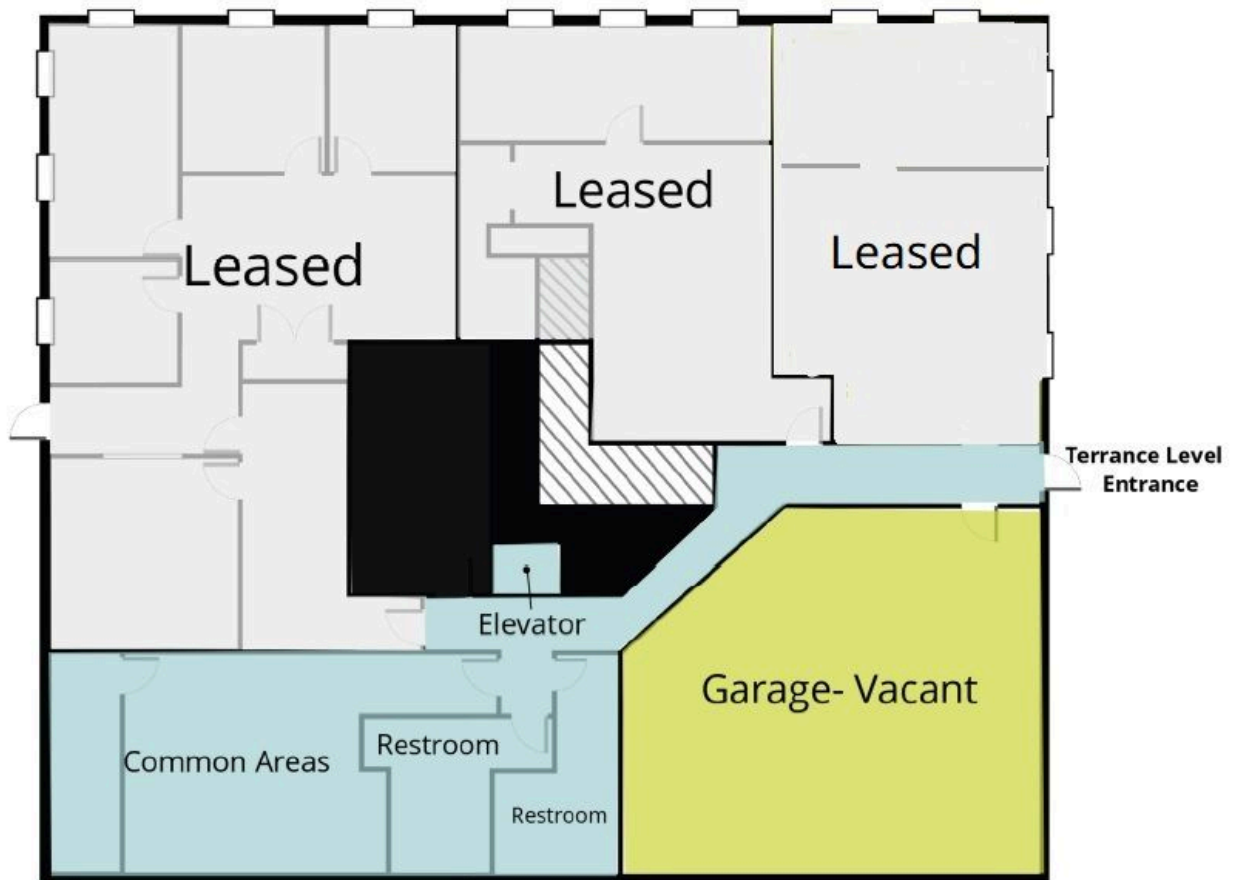
# Floorplans

1428 44th St SW, Wyoming, MI 49509



# Floorplans

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# Retailer Map

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