



OFFERING MEMORANDUM

MIXED-USE INVESTMENT / OWNER-USER OPPORTUNITY

5124 60th St SE

Grand Rapids, Michigan 49512

Kent County

1.39 Acres | 1,466 SF Ranch Home | Commercial / Mixed-Use Zoning

Offered at \$749,000

Prepared exclusively for prospective purchasers

Presented by: Phil Stancil, Stancil Realty • 616-745-5233 • philstancilre@gmail.com



CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared for use by a limited number of prospective purchasers in connection with their consideration of the acquisition of the property located at 5124 60th St SE, Grand Rapids, Michigan 49512 (the "Property"). It is furnished solely for the purpose of a preliminary evaluation and does not purport to contain all of the information a prospective purchaser may require.

The information contained herein has been obtained from sources believed reliable, including public tax and assessor records, but has not been independently verified and no warranty or representation, express or implied, is made as to its accuracy or completeness. Square footage, lot size, tax, zoning, and financial figures are approximate and should be independently confirmed by the purchaser through due diligence, including title work, survey, zoning verification, and property inspection.

This document does not constitute an offer to sell or a solicitation of an offer to buy any security or interest in the Property. The Property is offered subject to prior sale, price change, withdrawal from the market, or other change in terms without notice. By accepting this Offering Memorandum, the recipient agrees to keep its contents confidential and to use it solely for the purpose of evaluating a potential acquisition of the Property.

All prospective purchasers are advised to conduct their own independent investigation of the Property and to consult their own legal, tax, and financial advisors prior to making any decision to acquire the Property.



EXECUTIVE SUMMARY

Stancil Realty is pleased to present the exclusive opportunity to acquire 5124 60th St SE, a 1.39-acre parcel improved with a 1,466 square foot ranch-style home, situated on a commercially zoned mixed-use site in Grand Rapids, Michigan (Kent County). The offering represents a rare combination of a sizeable, road-frontage lot along 60th Street SE with an existing structure suitable for continued residential/office use, adaptive reuse, or redevelopment, subject to purchaser's confirmation of applicable zoning and permitted uses with the local jurisdiction.

The Property is being offered at \$749,000 and will be delivered owner-occupied through closing, with the seller vacating at the time of sale — providing a purchaser with a clean transition to occupy, lease, or begin repositioning the site.

Investment Highlights

- 1.39-acre site (approximately 60,548 SF) offering substantial land area relative to the existing improvement, with room for expansion, additional parking, or redevelopment
- Commercial / mixed-use zoning designation supports a range of potential uses — purchaser to verify specific permitted uses and any required approvals with Kent County / the local municipality
- Existing 1,466 SF ranch home (built 1975, 3 bed / 1.5 bath) provides immediate usable space or holding income potential while entitlements/redevelopment plans are pursued
- Owner-occupied and vacating at sale — offers a purchaser vacant possession at closing with no tenant buyout or lease unwind required
- Located on 60th Street SE within the growing Grand Rapids / Kentwood submarket, in a county forecast to see continued long-term population growth
- Flexible opportunity for an owner-user, investor, or developer to occupy as-is, renovate, or explore highest-and-best-use redevelopment

PROPERTY OVERVIEW

Address	5124 60th St SE, Grand Rapids, MI 49512
Parcel Number	41-23-06-100-013
Lot Size	1.39 Acres (±60,548 SF)
Existing Improvement	1,466 SF ranch-style home
Year Built	1975
Configuration	3 Bedrooms / 1.5 Bathrooms
Zoning	Commercial / Mixed-Use (purchaser to verify specific district and permitted uses with local jurisdiction)
Occupancy	Owner-occupied; to be vacated at closing



Annual Property Taxes	±\$4,100–\$7,600 (varies by source/year — to be confirmed via current tax bill)
Last Recorded Sale	\$445,000 (May 2015)
Asking Price	\$749,000

Note: Tax and assessment figures vary across public data sources and should be independently confirmed with the Kent County Treasurer/Assessor prior to closing.

PROPERTY PHOTOS

Front Exterior & Driveway



Aerial View — Site & Road Frontage



LOCATION OVERVIEW

The Property is located along 60th Street SE in Grand Rapids, within Kent County — Michigan's second-largest county by population and the core of the Grand Rapids-Kentwood metropolitan statistical area. The site benefits from proximity to a mix of established residential neighborhoods and commercial corridors along the 60th Street corridor, with convenient access to regional thoroughfares serving the greater Grand Rapids market.

Kent County's population is forecast to continue growing over the long term even as statewide population trends remain flat, supporting sustained demand for well-located commercial and mixed-use real estate. The broader West Michigan economy is anchored by healthcare, education, manufacturing, and a diversifying professional-services base, which continues to support demand across commercial property types in the region.

ZONING & DEVELOPMENT POTENTIAL

The Property carries a commercial / mixed-use zoning designation, which may support a variety of uses beyond the existing single-family structure, subject to confirmation of the specific zoning district, permitted use table, and any site plan or special-use approval requirements with the City of Grand Rapids or applicable township/county planning authority.

Given the 1.39-acre lot size relative to the existing 1,466 SF footprint, the site may offer flexibility for purchasers considering renovation and continued use of the existing structure, expansion, additional site improvements, or ground-up redevelopment. Prospective purchasers are encouraged to perform



independent zoning due diligence, including a pre-application meeting with local planning staff, prior to finalizing any redevelopment program.

OFFERING TERMS

Offering Price	\$749,000
Property Status	Owner-occupied — vacant possession at closing
Due Diligence	Purchaser encouraged to complete title, survey, zoning, environmental, and physical inspections during due diligence
Financing	Cash, conventional, or owner-user financing programs as applicable — buyer to confirm with lender

CONTACT INFORMATION

For additional information, financial detail, property tours, or to submit an offer, please contact:

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This Offering Memorandum is subject to the Confidentiality & Disclaimer set forth on page 2.