



FOR LEASE

17691 - 174th Ave

3,744 sq. ft.



Features:

- ◆ Supermarket Anchored Retail Center
- ◆ Triple Nets are Approx. \$3.68 psf
- ◆ Other Tenants Include Vet Clinic, Goodwill, & Hair Salon

Why locate here?

- ◆ Join the Activity of Ferrysburg's #1 Retail Center
- ◆ Grocery Store Just Totally Revamped and Updated

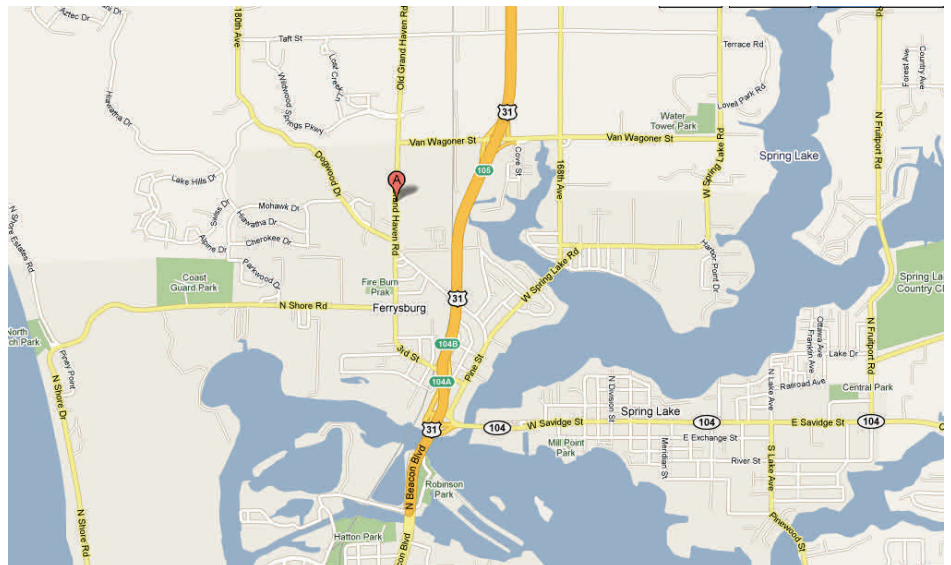
For complete information Contact:

Dave Kwekel, CCIM

(616) 583-1200



COMMERCIAL ALLIANCE OF REALTORS®



FOR LEASE

17691 – 174th Ave., Ferrysburg

SIZE:

- 3,744 sq. ft. \$2,808.00 / month

LOCATION:

US 31 to 3rd St., turn west. 3rd St. turns into 174th, 1 mile to store.

GENERAL BUILDING FEATURES:

Construction: Block and Brick
Heat: Forced Air / Gas
Ceiling Height: 9' to 12'
Lighting: Fluorescent
Roof: Rubber
Sprinklered: No
Parking: Ample Off-street
Year Built: 1980

GENERAL INTERIOR FEATURES:

Air Conditioning: 100%
Ceiling: 9' to 12'
Construction: Drywall
Windows: Thermal
Heat: Forced Air / Gas
Restrooms: Yes

UTILITIES:

All municipal utilities available.

PERMANENT PARCEL #:

70-03-09-300-042

MUNICIPALITY:

City of Ferrysburg

ZONING:

COMMERCIAL

PRICE & TERMS:

\$9.00 per square foot per year with tenant paying all costs of taxes and insurance, utilities, grounds and building maintenance along with annual cost of living adjustment in the rental.

Term: 36 mo. Lessor to approve use & credit.

POSSESSION:

At Close

For More Information**Contact:**

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<http://www.dkwekel.com>

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