

483 S Maple St
Grant, MI 49327



10,652
Square Feet



0.53
Acres



\$625,000
Sale Price

FOR SALE

483 S Maple Street located in Grant, Michigan is a partially leased 10,652 SF industrial building. Situated on the main thoroughfare, the property offers excellent visibility and presence within the community. The current tenant occupies 4,875 square feet through November 1, 2029, leaving 5,777 square feet available. The vacant space is currently demised into two suites, offering flexibility for a single user to occupy both or lease out a portion for additional income. This property presents a strong opportunity for a business to establish a presence while also collecting rental income.

CONTACT

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BUILDING SNAPSHOT



10,652 SF
Total Building



0.53
Acres



1960
Year Built



12'-14'
Clear Height



400
Amps



CD
Zoning

BUILDING SPECIFICATIONS

Total Building	10,652 SF
Acreage	0.53 Acres
Parcel Number	62-22-24-300-005
Year Built	1960
Year Renovated	2026
Elevator(s)	No
Railroad Siding	Yes
Construction	Wood
Roof	Flat
Column Spacing	Clearspan Sections
Clear Height	12'-14'
Fire Suppression	No
Security System	No
Heating	No

Air Conditioning	In Office
Lighting	LED & Fluorescent
Driveway Surface	Concrete
Parking Spaces	On-Site
Expandable	No
Outside Storage	No
Zoning	Commercial District
Taxing Authority	City of Grant
Gas	DTE Energy
Telephone	Multiple Providers
Fiber/Internet	Multiple Providers
Electric	Consumers Energy
Water/Sewer	Municipal

WAREHOUSE INFORMATION

Warehouse/Manufacturing Area	10,152 SF
Clear Height	12'-14'
Docks Doors	0 5
Floor Drains	No
Air Lines	Yes
Power (Amps Volts)	400 Amps 480v/3-Phase
Heating	No
Air Conditioning	No
Shop Office	Yes
Breakroom/Kitchen	No
Restrooms	No

OFFICE INFORMATION

Office Area	500 SF
Ceiling Height	7'-9'
Private Offices	No
Conference Room(s)	No
Telcom Room	No
Breakroom/Kitchen	Yes
Restrooms	Yes

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SALE SNAPSHOT



10,652 SF
Building

\$625,000
Sale Price



\$58.67/SF
Sale Price

SALE INFORMATION

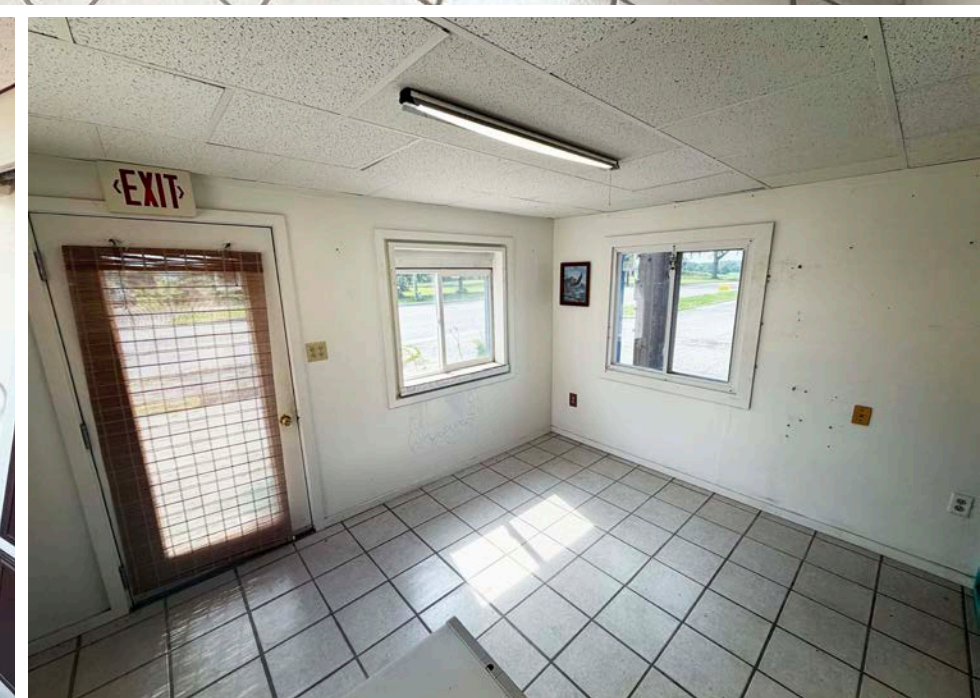
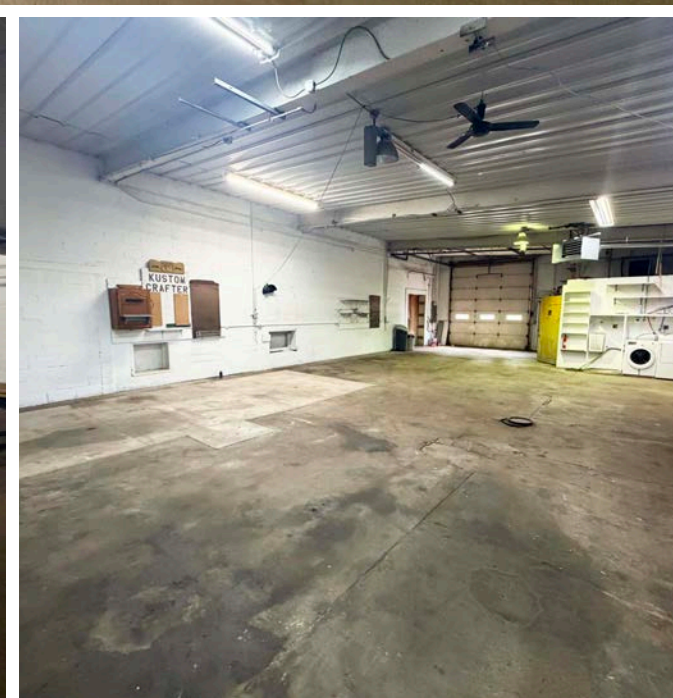
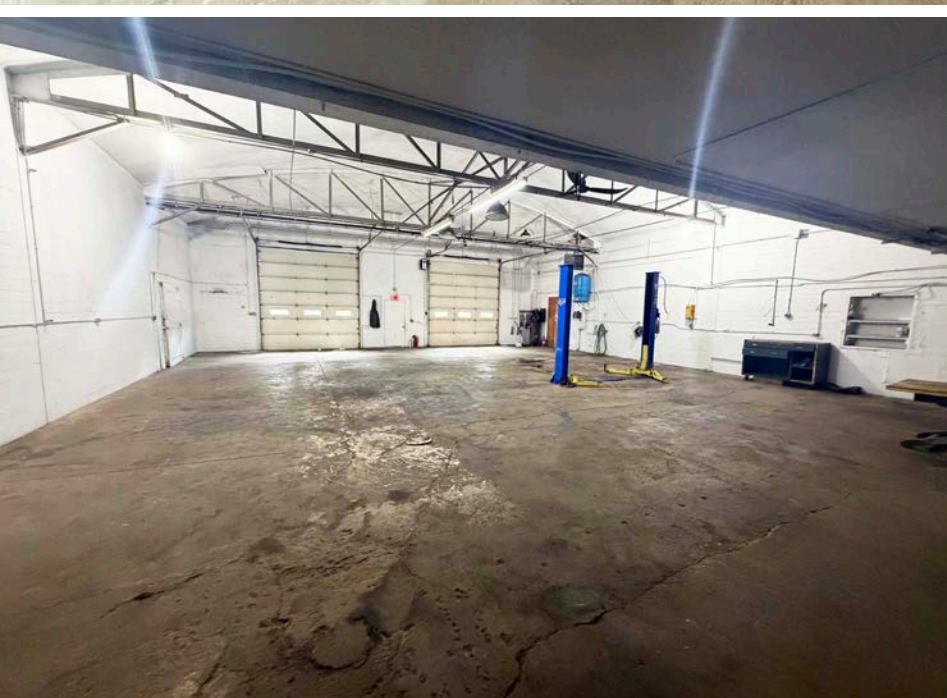
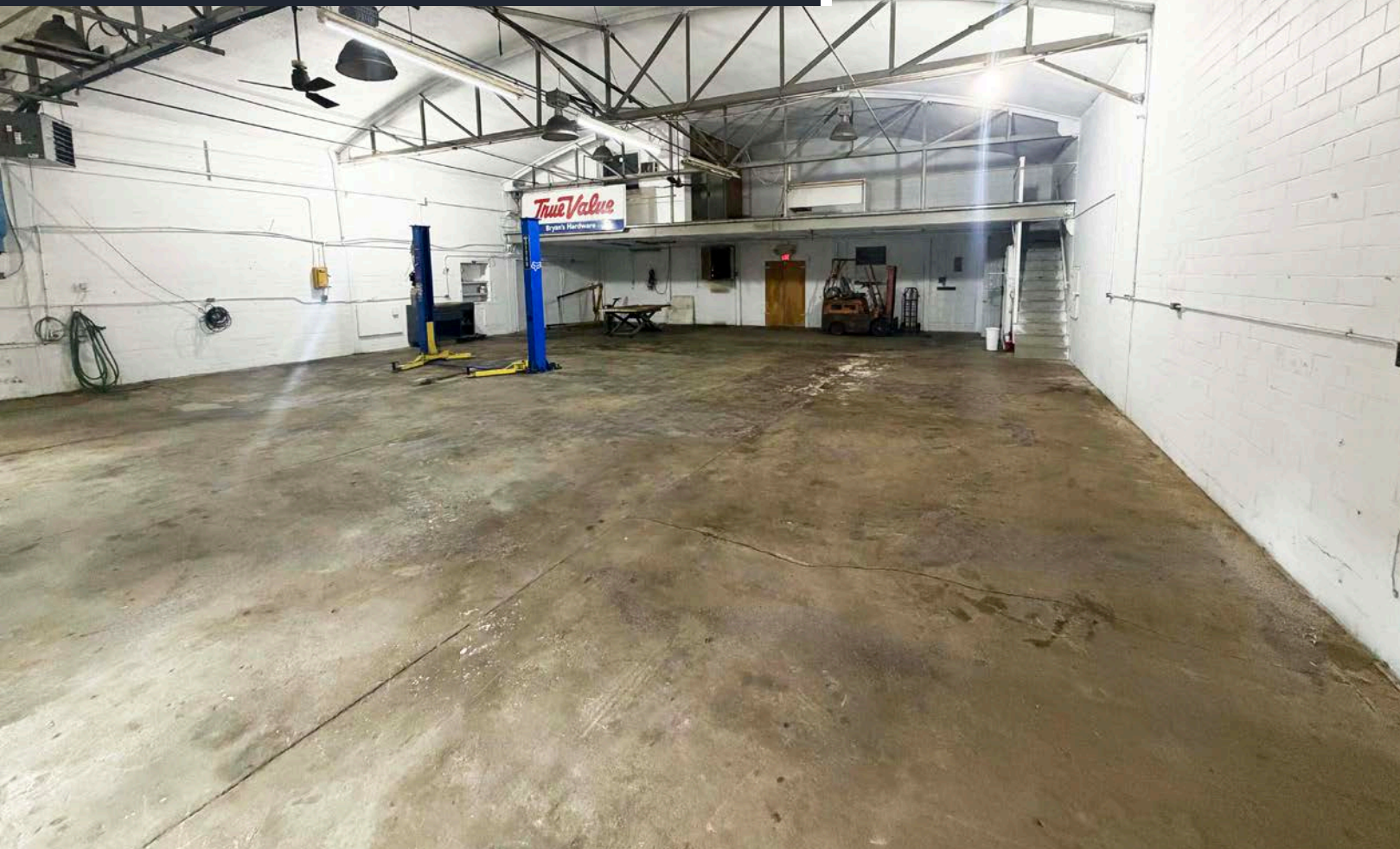
Building Size	10,652 SF
Acreage	0.53 Acres
Docks Doors	0 5
Sale Price	\$625,000
Sale Price/SF	\$58.67/SF
Possession	At Close
State Equalized Value	\$103,900
Assessed Value	\$103,900
Real Estate Taxes (2024)	\$4,312.36

LEASE ABSTRACT

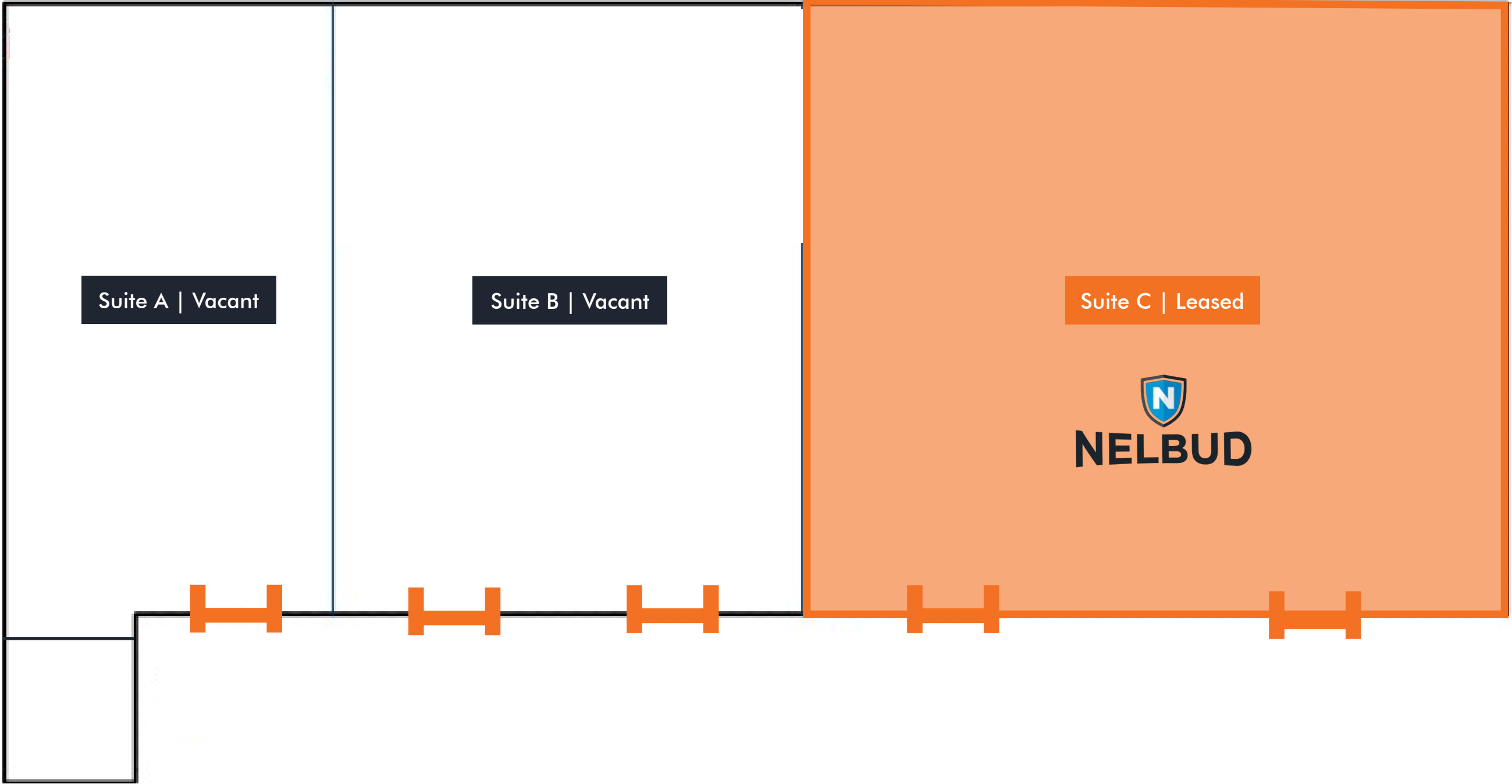
Suite	Tenant	Rentable SF	Annual Base Rent	Lease Expiration Date	Escalations
Suite C (Bay 3 & 4)	Nelbud	4,875 SF	\$23,484.00	11/1/2029	3%



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FLOOR PLAN



483 S Maple St
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PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	30 miles
Gerald R. Ford International Airport	40 miles
Lansing	96 miles
Detroit	189 miles
Chicago	202 miles
Indianapolis	286 miles



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