

1,877 SF RETAIL BUILDING FOR SALE

24 South Beechtree Street · Grand Haven, Michigan 49417



This is an opportunity to acquire a freestanding retail building at the corner of South Beechtree Street and Franklin Avenue in Grand Haven. Most recently operated as Lakeview Marine & Tackle, the 1,877-square-foot single-story building sits on a corner parcel with strong street frontage and visibility. The property is well suited to an owner-user or to redevelopment within the established South Beechtree commercial corridor.

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Overhead aerial view of the corner parcel at South Beechtree Street and Franklin Avenue with parcel boundary indicated.

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Population, household, and income indicators within one, three, and five mile radius of the property.

OFFERING SUMMARY

SALE PRICE	\$300,000
PRICE PER SF	\$159.83 PSF
BUILDING SIZE	1,877 SF
SALE TERMS	Cash to Seller
POSSESSION	At Close
ACREAGE	0.16 Acres
ZONING	Commercial — Improved

- Freestanding retail building at the lighted corner of South Beechtree Street and Franklin Avenue
- Most recently operated as Lakeview Marine & Tackle — long-standing local use
- 1,877 SF single-story building on a 0.16-acre corner parcel with strong frontage and visibility
- Concrete block construction, 12-foot ceiling height, forced-air heat
- Full basement and rear canopy / shed improvements provide added utility
- Well suited to owner-user occupancy or redevelopment within the established Beechtree corridor
- City of Grand Haven taxing authority; zoned Commercial — Improved

PROPERTY INFORMATION

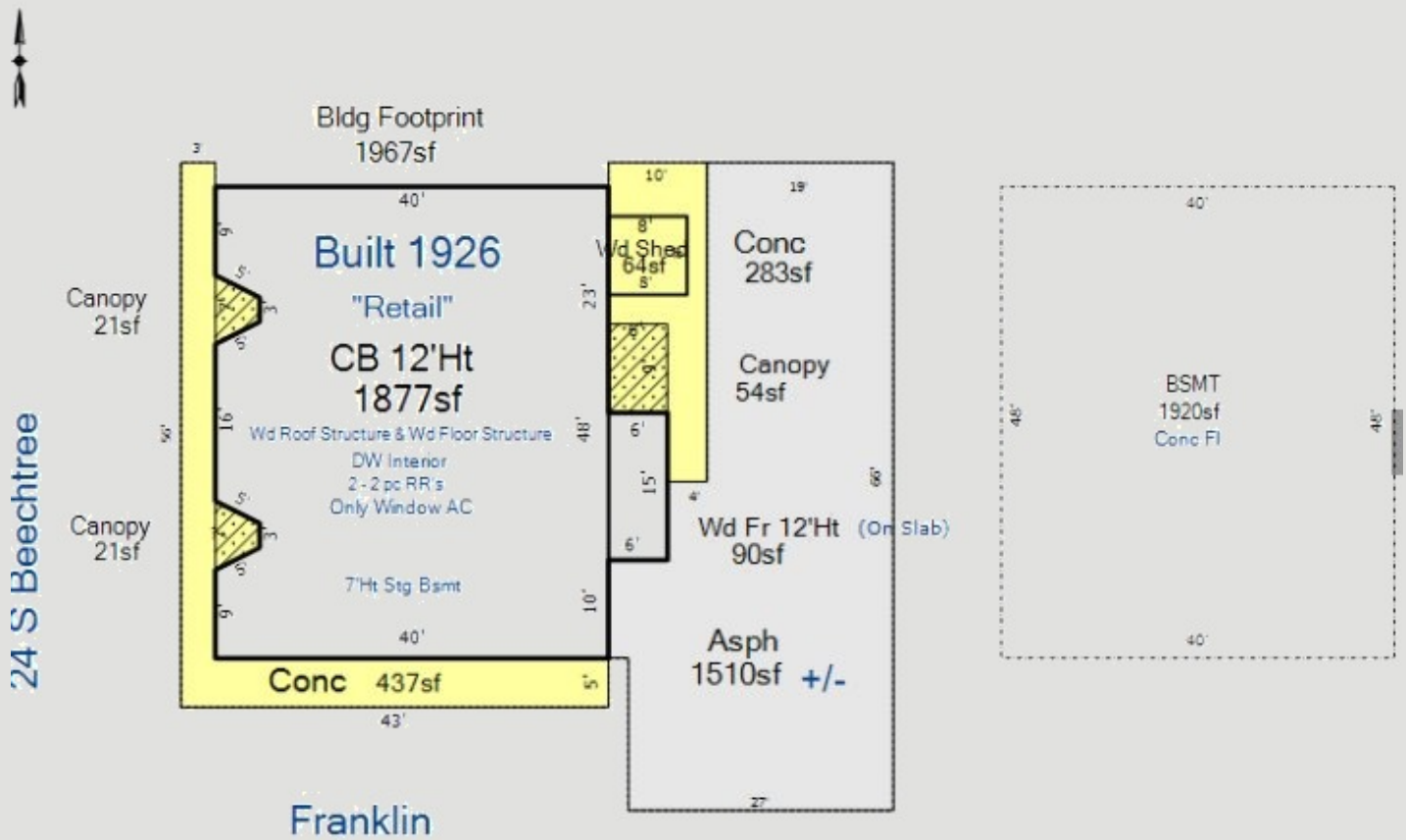
PROPERTY DETAILS	
Property Type	Retail
Address	24 S Beechtree St
City / State	Grand Haven, MI
Zip Code	49417
County	Ottawa
Tax Authority	City of Grand Haven
Parcel #	70-03-22-351-011
Lot Size	0.16 Acres

BUILDING SPECS	
Year Built	1926
# of Buildings	1
# of Stories	1
Story Height	12'
Construction	Block / Wood
Floor Structure	Wood
Heat	Forced Air
Cooling	Window AC

SITE & IMPROVEMENTS	
Building SF	1,877 SF
Footprint	1,967 SF
Basement	1,920 SF
Restrooms	2
Frontage	Corner Lot
Use	Owner-User / Redev.

BUILDING LAYOUT

As-built footprint showing the retail floor area, canopies, basement, and site improvements.

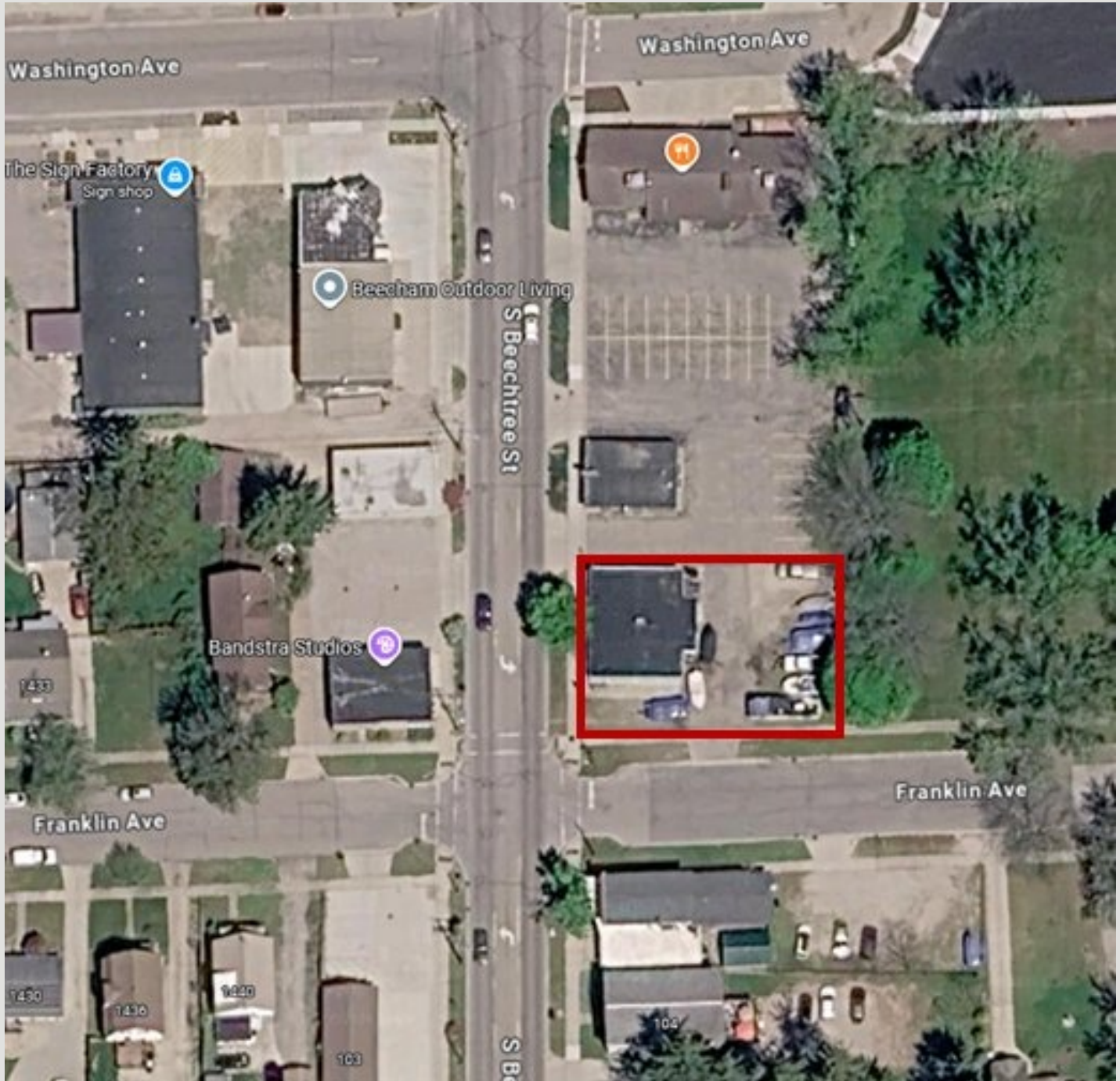


EXTERIOR PHOTOS



SITE PLAN & AERIAL

Corner of South Beechtree Street and Franklin Avenue with the subject parcel indicated.



DEMOGRAPHICS

Population, household, and income indicators within one, three, and five mile radius.

INDICATOR	1 MILE	3 MILES	5 MILES
Population	8,900	23,400	39,800
Households	3,850	9,700	16,200
Average Household Size	2.28	2.34	2.41
Average Household Income	\$71,500	\$78,200	\$83,600
Median Household Income	\$52,900	\$58,400	\$63,100

Local Market

Grand Haven is a Lake Michigan harbor community of roughly 11,000 residents within the city limits, anchored by a year-round downtown and a strong seasonal tourism draw along the waterfront.

Household Income

Median household income in the city is approximately \$53,000, rising in the surrounding three- and five-mile rings, reflecting a mix of established neighborhoods and lakeshore households.

Corridor & Use

The South Beechtree corridor is a local connector serving residential and small-commercial uses. The corner parcel suits an owner-user or redevelopment within the established commercial setting.

*Radius figures are estimates pending Esri Business Analyst export.
Source: U.S. Census Bureau ACS, WorldPopulationReview.com.*