



# FOR LEASE

17681-17687 - 174th Ave 850-3600 sq. ft.

## Features:

- ◆ Supermarket Anchored Retail Center
- ◆ Triple Nets are Approx. \$2.75 psf
- ◆ Other Tenants Include Bank, Hair Salon, Dollar Store, Hardware, etc.



For complete information  
Contact:

**Dave Kwekel, CCIM**

**(616) 583-1200**

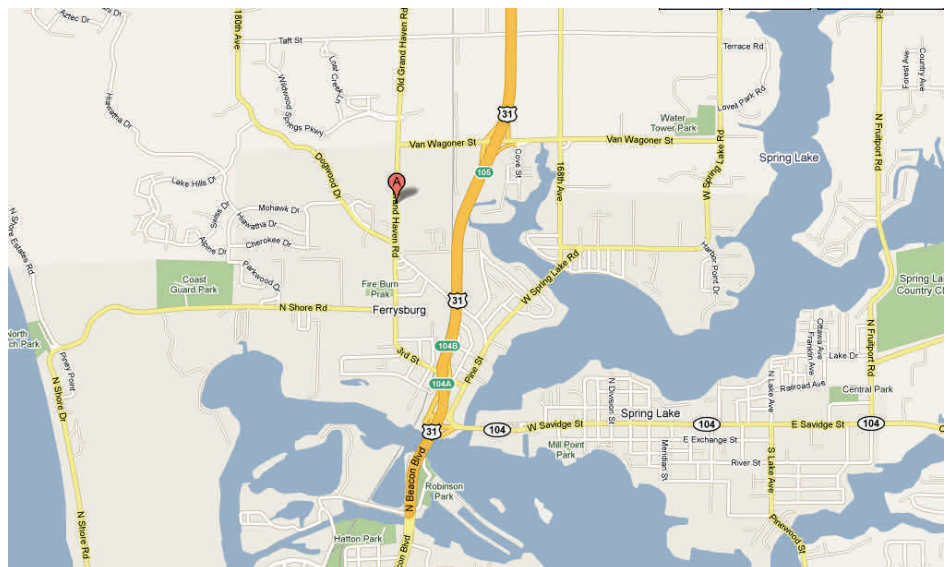


**COMMERCIAL  
ALLIANCE  
OF  
REALTORS®**



## Why locate here?

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



## FOR LEASE

**17681-17687 – 174<sup>th</sup> Ave., Ferrysburg**

**SIZE:**

- 850 sq. ft. \$691.00 / month
- 1250 sq. ft. \$1,016.00 / month
- 1500 sq. ft. \$1,218.75 / month
- 3600 sq. ft. \$2,925.00 / month

**LOCATION:** US 31 to 3<sup>rd</sup> St., turn west. 3<sup>rd</sup> St. turns into 174<sup>th</sup>, 1 mile to store.

**GENERAL BUILDING FEATURES:**

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

**GENERAL INTERIOR FEATURES:**

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

**UTILITIES:** All municipal utilities available.

**PERMANENT PARCEL #:** 70-03-09-300-043

**MUNICIPALITY:** City of Ferrysburg

**ZONING:** COMMERCIAL

**PRICE & TERMS:** \$9.75 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: 12 - 48 mo. Lessor to approve use & credit.

**POSSESSION:** At Close

**For More Information  
Contact:**

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**SEE OUR WEBSITE AT:** <http://www.dkwekel.com>

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