



FOR LEASE

1,300 - 3,268 sq. ft.

2452 Alpine Ave. NW

Features:

- ◆ Stand Alone Retail Building
- ◆ Corner Property
- ◆ Formerly Papa John's Pizza
- ◆ Ample Parking



For complete information
Contact:

Dave Kwekel, CCIM

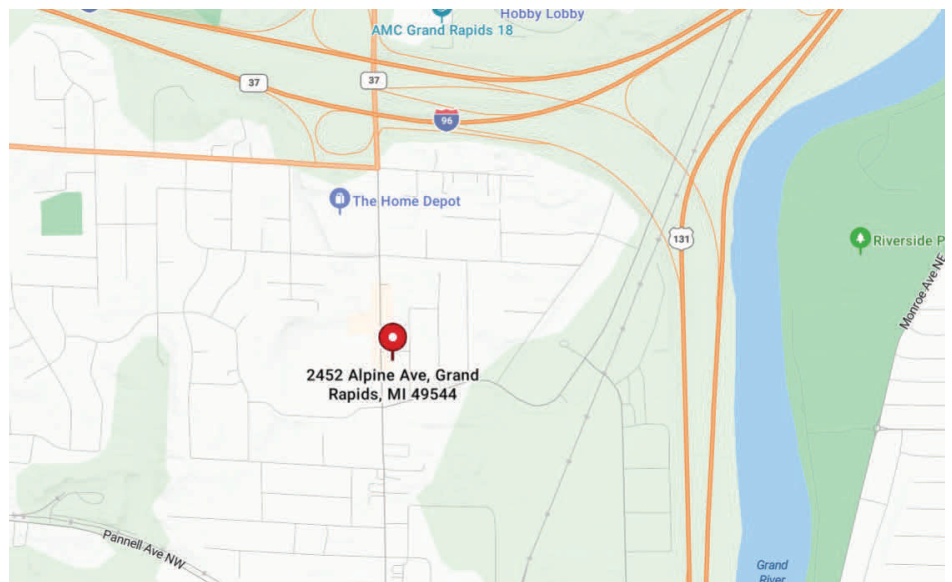
(616) 583-1200

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Why locate here?

- ◆ Across from Meijer Alpine
- ◆ High Traffic Counts
- ◆ Can be Subdivided into a 2,000 sq. ft. Suite and a 1,300 sq. ft. Suite



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SIZE:

- 3,268 sq. ft. \$4,085.00 per month
- 2,000 sq. ft. \$2,000.00 per month
- 1,300 sq. ft. \$1,625.00 per month

LOCATION: Directly across from Meijer

GENERAL BUILDING FEATURES:

Construction:	Block
Heat:	Forced Air / Gas
Ceiling Height:	15'
Lighting:	Fluorescent
Roof:	Rubber
Sprinklered:	No
Parking:	Ample Off-street
Year Built:	999

GENERAL INTERIOR FEATURES:

Air Conditioning:	100%
Ceiling:	15'
Construction:	Drywall
Windows:	Thermal
Heat:	Forced Air / Gas
Restrooms:	Yes

UTILITIES: All municipal utilities available.

PERMANENT PARCEL #: 41-13-12-151-015

MUNICIPALITY: City of Walker

ZONING: 201 Commercial-Improved

PRICE & TERMS: \$15.00 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: 60 months. Lessor to approve use & credit.

POSSESSION: At Closing

For More Information

Contact:

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SEE OUR WEBSITE AT:

<http://www.dkwekel.com>

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