FOR LEASE

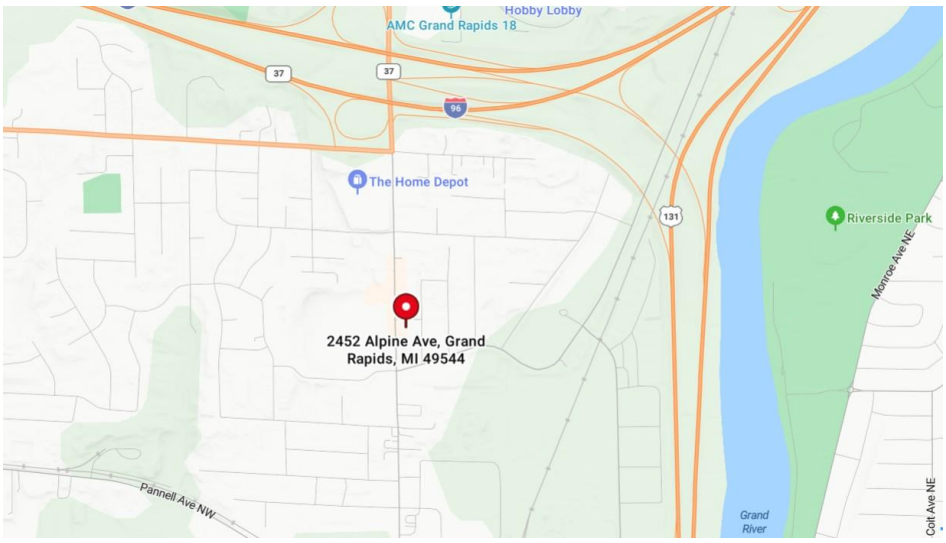
1,300 – 3,268 sq. ft.

2452 Alpine Ave. NW



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



Features:

- ❖ Stand Alone Retail Building
- ❖ Corner Property
- ❖ Formerly Papa John;s Pizza
- ❖ Ample Parking

For complete information Contact:

Dave Kwekel, CCIM

(616) 583-1200

dave@dkwekel.com

FOR LEASE

2452 Alpine Ave. NW

APPROX. SIZE:	• **3,268 sq. ft.**	$4,085 per month
	• **2,000 sq. ft.**	$2,000 per month
	• **1,300 sq. ft.**	$1,625 per month
LOCATION:	Near M-37 and M-82	
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 mos. Lessor to approve use & credit.	
POSSESSION:	At Close	

For More Information Contact:

Dave Kwekel, CCIM
Dave Kwekel Development, LLC
589 100th St. SE
Byron Center, Michigan 49315
Telephone: 616-583-1200
Email: dave@dkwekel.com

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

THIS INFORMATION HAS BEEN FURNISHED FROM SOURCES WHICH WE DEEM RELIABLE, BUT FOR WHICH WE ASSUME NO LIABILITY.