FOR LEASE

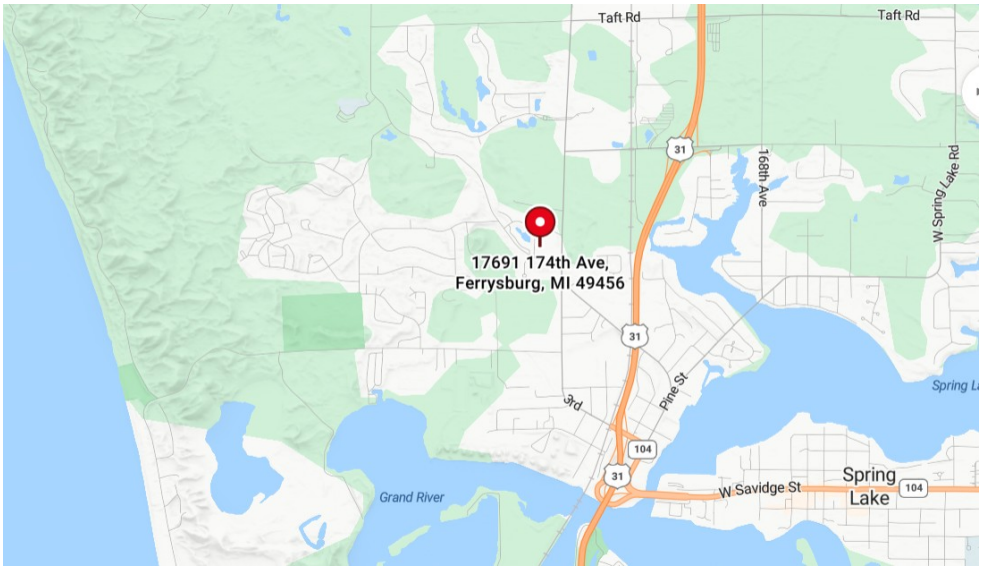
3,744 sq. ft.

17691 – 174th Ave.



Why Locate Here?

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



Features:

- Supermarket Anchored Retail Center
- Triple Nets are Approx. $3.68 psf
- Other Tenants Include Vet Clinic, Goodwill, & Hair Salon

For complete information Contact:

Dave Kwekel, CCIM

(616) 583-1200

dave@dkwekel.com

,

FOR LEASE

17691 - 174th Ave., Ferrysburg

APPROX. SIZE:	• **3,744 sq. ft.**		$2,808 per month
LOCATION:	US 31 to 3rd St., turn west, 3rd St. turns into 174th, 1 mile to store.		
GENERAL BUILDING FEATURES:	**Construction:**	Block and Brick	
	Heat:	Forced Air / Gas	
	Ceiling Height:	9'-12'	
	Lighting:	Fluorescent	
	Roof:	Rubber	
	Sprinklered:	No	
	Parking:	Ample Off Street	
	Year Built:	1980	
GENERAL INTERIOR FEATURES:	**Air Conditioning:**	100%	
	Ceiling:	9'-12'	
	Construction:	Drywall	
	Windows:	Thermal	
	Heat:	Forced Air / Gas	
	Restrooms:	Yes	
UTILITIES:	All municipal utilities available.		
PERMANENT PARCEL #:	70-03-09-300-042		
MUNICIPALITY:	**City of Ferrysburg**		
ZONING:	COMMERCIAL		
PRICE & TERMS:	$9.00 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: 36 mo. 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.