



OFFICE/RETAIL BUILDING FOR SALE

3555 + 3579 BYRON CENTER AVE SW + 2411 36TH ST SW

JACK VANGESSEL

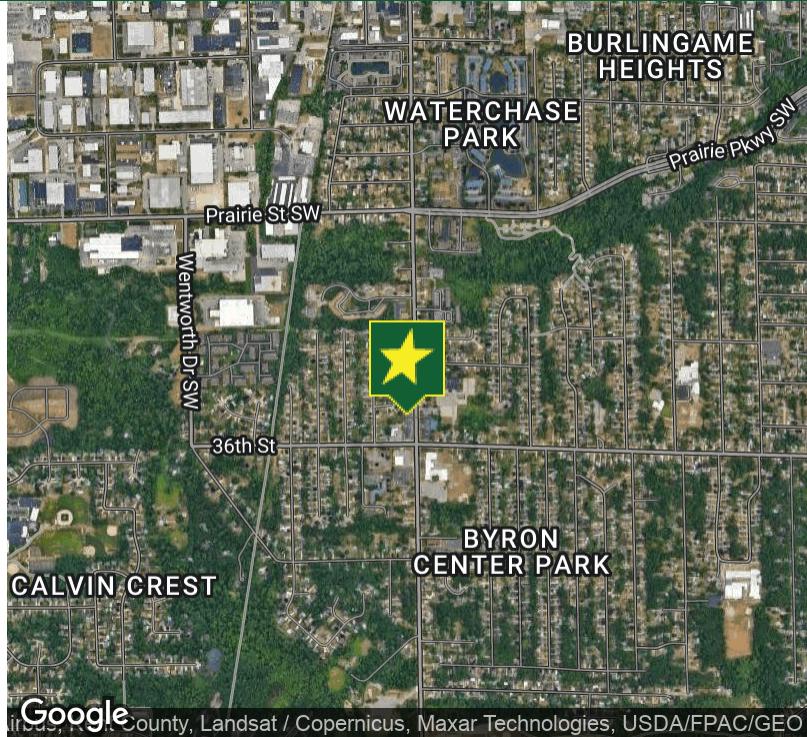
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COMBINED LOTS

Byron Center Ave SW & 36th Street SW



OFFERING SUMMARY

Total Sale Price:	\$3,149,000
Total Building SF:	11,317 SF
Price / SF:	\$284.97
Total Lot Size:	1.55 Acres
Price / Acre:	\$2,080,000.00

PROPERTY OVERVIEW

Northstar Commercial is pleased to present this portfolio of commercial properties on this hard lit corner at 36th Street and Byron Center Avenue in the heart of Wyoming, Michigan. With over 20,000 vehicles per day, this property benefits from tremendous vehicle traffic as well as foot traffic from the nearby neighborhoods and the nearby churches/schools. With nearly 12,000 square feet and 1.5 acres, this allows for a wide array of commercial uses. The portfolio is currently listed at \$3,149,000.00. Pricing by parcel is shown later in this brochure.

Due to the proximity to schools and churches, along with the hard lit corner location, this spot already benefits from traffic. This said, there is a demand for personal, automotive, and food service options. For the aforementioned reasons, this location is prime for redevelopment.

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3555 BYRON CENTER AVE SW

Wyoming, MI 49519



3555 BYRON CENTER:

Sale Price:	\$499,000
Building Size:	2,250 SF
Lot Size:	0.359 Acres
County:	Kent
Tax ID:	41-17-16-479-036

PROPERTY OVERVIEW

3555 Byron Center Ave SW is a multi-tenant medical/mixed-use office building with 2,250 square feet of prime commercial space, available now for \$499,000.

With a successful Chiropractic practice and massage therapist, this property offers proven success for in place tenants. Encompassing approximately .36 acres of land, there is ample room for further development or combination with neighboring lots.

Positioned adjacent to the intersection of 36th Street SW and Byron Center Ave SW, this property benefits from a high-traffic location, ensuring maximum exposure, visibility, and accessibility. 36th sees a daily average of +-4k in traffic count and Byron Center sees +-17k. This makes 20k+ at the intersection per day.

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3579 BYRON CENTER AVE SW

Wyoming, MI 49519



3579 BYRON CENTER:

Sale Price:	\$1,650,000
Building Size:	4,037 SF
Lot Size:	0.47 Acres
County:	Kent
Tax ID:	41-17-16-479-036

PROPERTY OVERVIEW

3579 Byron Center Ave SW is an owner-operator auto repair property with 4,037 square feet of prime commercial space, available now for \$1.65 million.

With a well established auto repair center in place, this property offers proven success. Encompassing approximately .47 acres of land, there are ample options for continued use, re-tenanting, or redevelopment with neighboring lots.

Positioned on a hard corner lot adjacent to 36th Street SW and Byron Center Ave SW, this property benefits from a high-traffic locations, ensuring maximum exposure, visibility and accessibility. 36th sees a daily average of +-4k in traffic count and Byron Center sees +-17k. This makes 20k+ at the intersection per day.

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2411 36TH ST SW

Wyoming, MI 49519



2411 36TH ST:

Sale Price:	\$1,000,000
Building Size:	5,030 SF
Lot Size:	0.72 Acres
County:	Kent
Tax ID:	41-17-16-479-036

PROPERTY OVERVIEW

2411 36th St SW is a multi-tenant retail center with 5,030 square feet of prime commercial space, available now for \$1 million.

Anchored by a successful and well-established laundromat, this property offers a stable source of income. Encompassing approximately 0.72 acres of land, there is ample room for further development or diversification of tenant mix.

Positioned adjacent to the intersection of 36th Street SW and Byron Center Ave SW, this property benefits from a high-traffic location, ensuring maximum exposure, visibility and accessibility. 36th sees a daily average of +-4k in traffic count and Byron Center sees +-17k. This makes 20k+ at the intersection per day.

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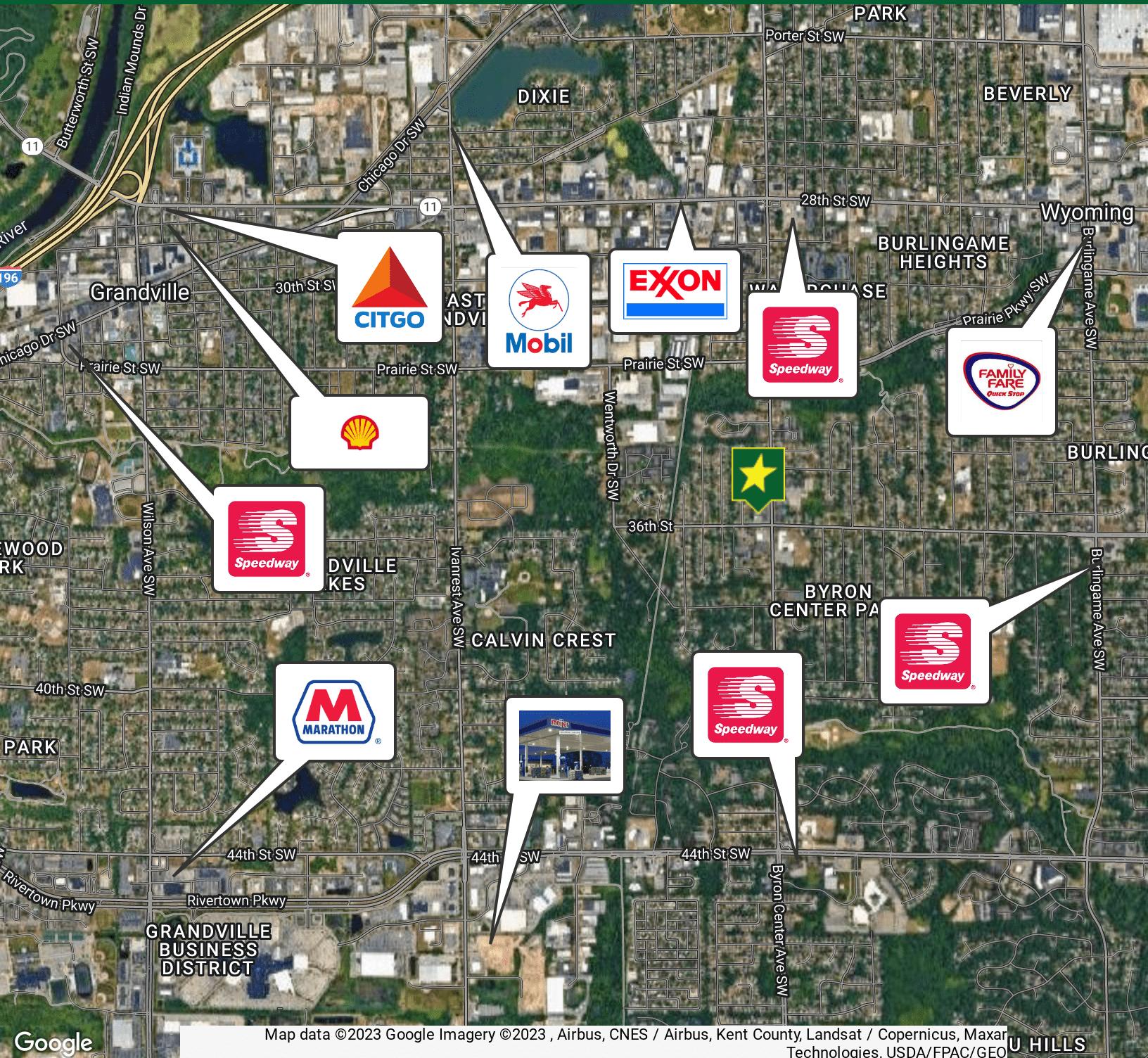
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GAS STATIONS & RETAIL

Near Subject Site



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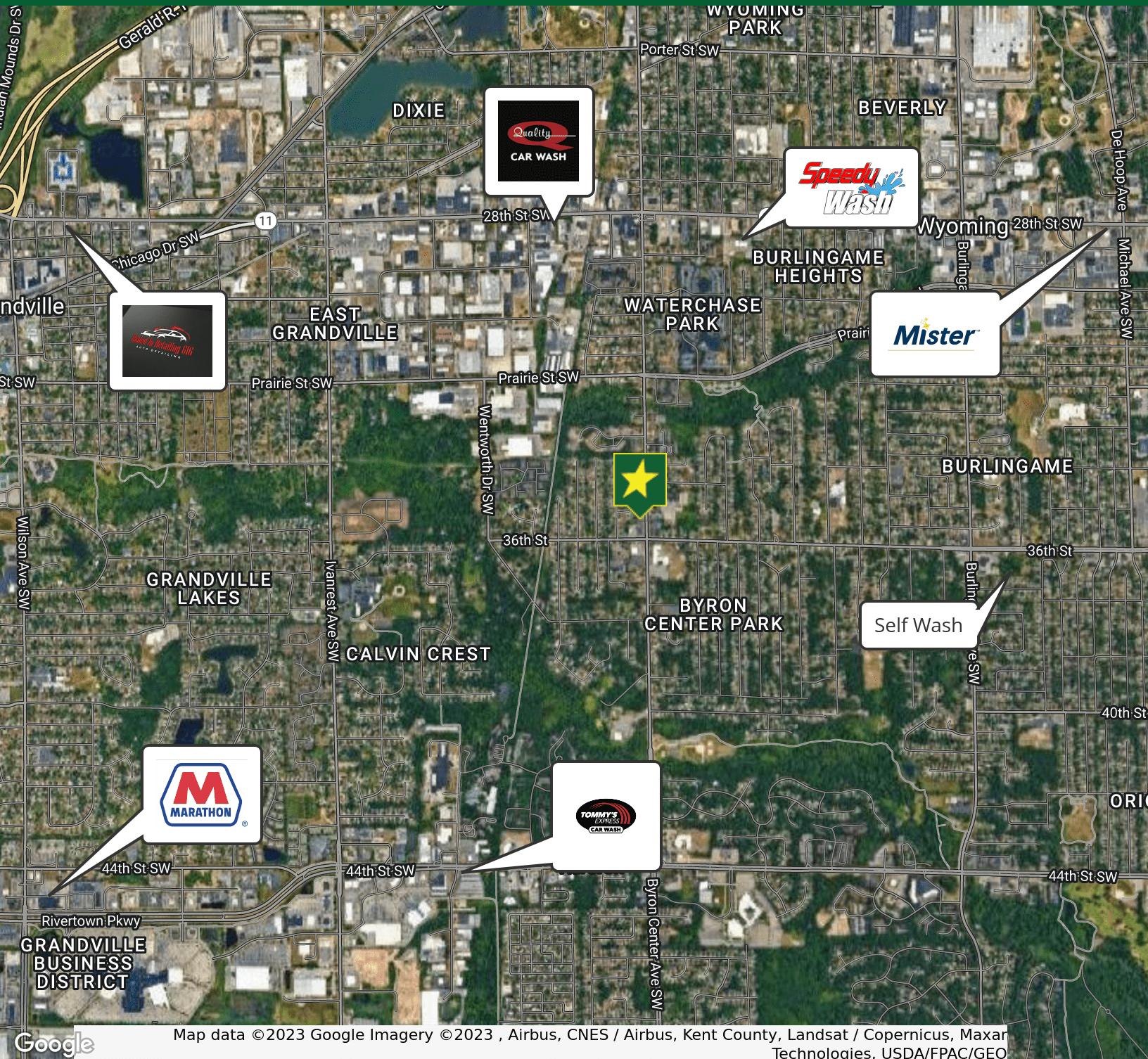
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CAR WASHES

Near Subject Site



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B-1 ZONING DISTRICT

Permitted Uses

Article 4B – B1 Zoning District
CITY OF WYOMING ZONING ORDINANCE

B-1 Local Business District

Sec. 90-401B PRINCIPAL PERMITTED USES

In the B-1 business district, the following uses are permitted:

- (1) Banks.
- (2) Savings and loans.
- (3) Mortgage companies.
- (4) Uses similar to the above.
- (5) Clothing services as follows:
 - (a) Laundry agency.
 - (b) Self-service laundry and dry cleaning.
 - (c) Dry cleaning establishment using not more than two clothes cleaning units, neither of which shall have a rated capacity of more than 40 pounds, using cleaning fluid which is nonexplosive and nonflammable.
 - (d) Dressmaking.
 - (e) Millinery.
 - (f) Tailor and pressing shop.
 - (g) Shoe repair shop.
- (6) Equipment services as follows:
 - (a) Radio or television shop.
 - (b) Electric appliance shop.
 - (c) Watch repair shop.
 - (d) Shoe repair shop.

Article 4B – B1 Zoning District
CITY OF WYOMING ZONING ORDINANCE

- (e) Uses similar to the above.

- (7) Food service (excluding drive-in type businesses), the business of which shall be conducted entirely within an enclosed building, except that outdoor seating areas shall be permitted (such seating areas may be located in required yard setbacks, provided that such seating shall not impede pedestrian walkways or parking lots, and shall not include table service; all such seating shall be removed when out of season), as follows:
 - (a) Grocery, baked goods and delicatessen.
 - (b) Restaurant.
 - (c) Ice cream stand or shop.
 - (d) Uses similar to the above.
- (8) Offices as follows:
 - (a) Business.
 - (b) Medical.
 - (c) Professional.
- (9) Personal services as follows:
 - (a) Barbershop.
 - (b) Beauty shop.
 - (c) Health salon.
 - (d) Photographic studio.
 - (e) Uses similar to the above.
- (10) Retail service and retail stores generally as follows:
 - (a) Drugstore.
 - (b) Hardware store, paint and wallpaper.

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B-1 BUSINESS DISTRICT

Permitted Uses

**Article 4B – B1 Zoning District
CITY OF WYOMING ZONING ORDINANCE**

- (c) Stationer.
- (d) News dealer.
- (e) Apparel shop.
- (f) Household appliances.
- (g) Flower shop.
- (h) Gift shop.
- (i) Variety stores.
- (j) Bookstores, recordings and videos for sale or rental, except those defined as an adult bookstore.
- (11) Accessory buildings and uses customarily incidental to the above uses.
- (12) Off-street parking.
- (13) Municipal buildings and uses.
- (14) Physical culture facilities, gymnasiums, and reducing salons
- (15) Veterinary hospitals and clinics, excluding outdoor use of property for exercise yards, pens, and other similar uses.

(Code 1983, § 60.52; Ord. No. 2-96, § 1, 2-20-96; Ord. No. 8-00, § 2, 5-15-00; Ord. No. 3-11, § 2, 5-2-11)

Sec. 90-402B PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted in the B-1 business district subject to the approval of the planning commission:

- (1) Public utility buildings, telephone exchange buildings, electric transformers.
- (2) Radio and television towers.
- (3) Secondhand dealer.
- (4) Drive through restaurants.
- (5) Urgent Care Centers
- (6) Outdoor Cookers (when accessory to a brick-and-mortar restaurant) (see Sec. 90-332).

**Article 4B – B1 Zoning District
CITY OF WYOMING ZONING ORDINANCE**

(Code 1983, § 60.53; Ord. No. 02-08, § 1, 2-4-08; Ord. No. 02-09, § 1, 4-6-09; Ord. No. 3-11, § 3, 5-2-11; Ord. No. 17-14, § 1, 8-4-14)

Sec. 90-403B REQUIRED CONDITIONS

The following conditions are required for all uses in the B-1 business district:

- (1) All business, service, processing or storage shall be conducted wholly within a completely enclosed building. All lighting in connection with permitted business uses shall be so arranged as to reflect away from all adjoining residence buildings or residentially zoned properties.
- (2) All business or service establishments shall be for the purpose of dealing directly with consumers. All goods produced or processed on the premises shall be sold at retail on the premises where produced or processed.

(Code 1983, § 60.54)

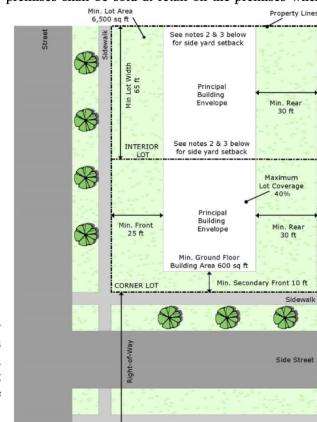
Sec. 90-404B DEVELOPMENT STANDARDS

Minimum Lot Area (1)(5)	6,500 sq ft
Minimum Lot Width (1)(5)	65 ft
Minimum Front Yard (4)(5)	25 ft
Minimum Rear Yard (3)	30 ft
Minimum Side Yard (2)(3)	

Minimum Ground Floor Building Area	600 sq ft
Maximum Building Height	35 ft
Maximum Lot Coverage	40%

Sec. 90-405B SPECIFIC REQUIREMENTS

- (1) Lots existing prior to June 3, 1991 may be utilized for building purposes provided that they are at least 40 feet in width, 4,000 square feet in area and that minimum required yard setbacks can be met.



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B-1 BUSINESS DISTRICT

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**Article 4B – B1 Zoning District
CITY OF WYOMING ZONING ORDINANCE**

- (2) Not required unless property abuts a residentially or industrially zoned district, in which case the minimum yard setback shall be 20 feet for that side yard abutting the residentially or industrially zoned district.
- (3) Where a B-1 business district borders a residentially zoned district, excepting where there is a public street or alley located between the districts, there shall be provided along the lot line bordering the residentially zoned district a solid fence or ornamental wall six feet in height above grade constructed of wood, concrete block, brick or comparable material on which there shall be no advertising. However, such fencing shall be reduced to a height of three feet for the nearest 20 feet in length that is perpendicular to a public street right-of-way. Where a public alley is located between the B-1 business district and the residentially zoned district, no fence or wall is required in those locations where a building housing a permitted use is located adjoining the alley or where driveway access is provided to the public alley. Where a public street is located between the B-1 business district and the residentially zoned district, no fence is required.
- (4)
 - (a) For the secondary front yard, there shall be a minimum front yard setback of ten feet except for along major thoroughfares where the minimum setback shall be 25 feet.
 - (b) A landscaped greenbelt, as described in section 90-64, shall be provided in the required front yard and secondary front yard unless parking is otherwise permitted as noted above.

Sec. 90-406B ADDITIONAL REGULATIONS

(1) General Requirements

- (a) Façade Standards. Section 90-322
- (b) Accessory Buildings. Section 90-311
- (c) Fence Regulations. Section 90-312
- (d) Landscaping for non-residential uses. Section 90-328
- (e) Projections into yards. Section 90-306
- (f) Screening of roof top equipment. Section 90-318
- (g) Signs. Article 7
- (h) Off-street parking. Article 6
- (i) Mechanical Appurtenances. Section 90-310
- (j) Dwellings in non-residential zones. See Section 90-319
- (k) Refuse disposal. Section 90-321

(2) Development Procedures

- (a) Special land uses. Section 90-507
- (b) Site Plan. Section 90-500
- (c) Site Condominiums. Section 90-509

**Article 4B – B1 Zoning District
CITY OF WYOMING ZONING ORDINANCE**

- (3) **Administration and Enforcement**
 - (a) Board of Zoning Appeals. Article 10
 - (b) Permits. Section 90-1008
 - (c) Non-conforming lot and uses. Article 9

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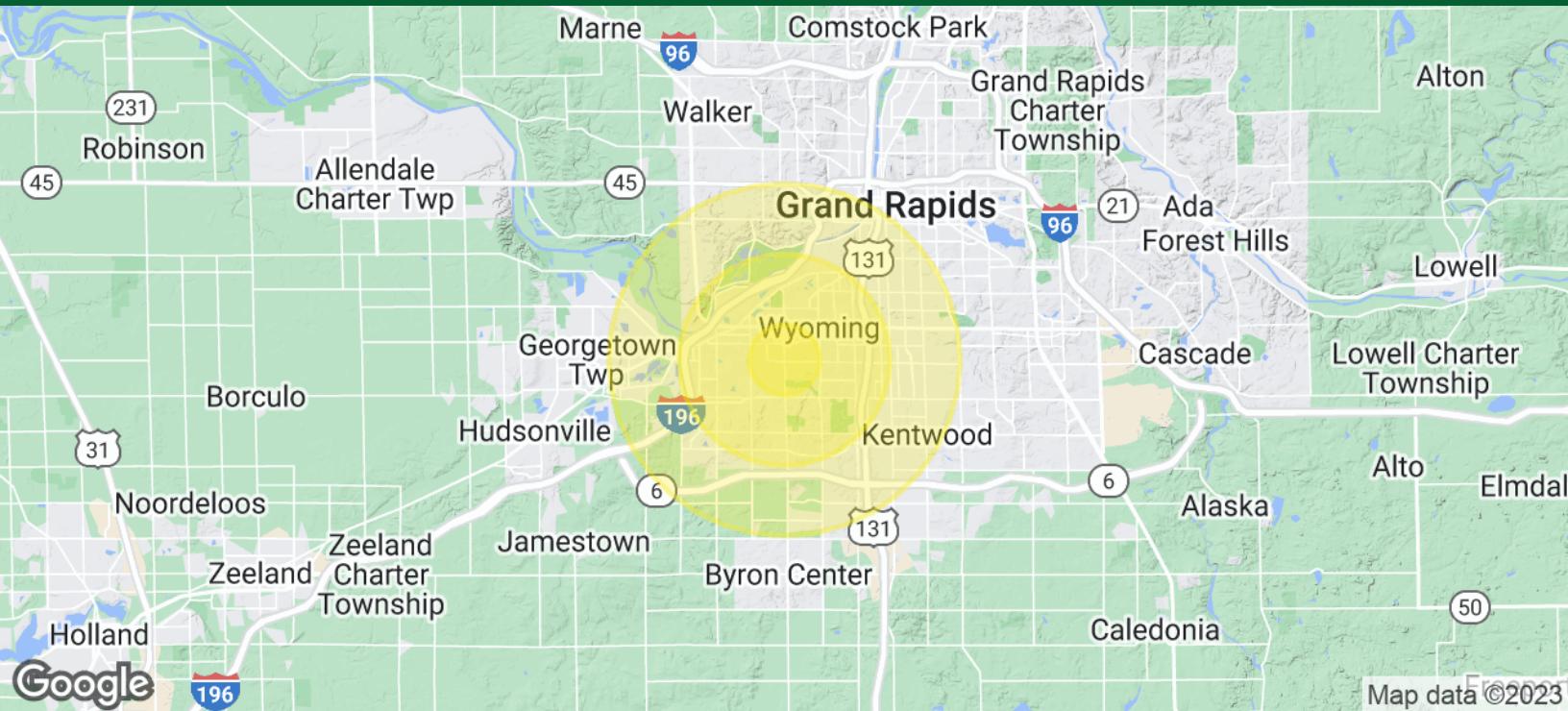
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DEMOGRAPHIC MAP

Byron Center & 36th St



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,758	83,277	196,855
Average Age	32.7	34.7	34.3
Average Age (Male)	32.8	33.1	33.2
Average Age (Female)	32.8	36.1	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,939	32,013	74,721
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$61,413	\$67,501	\$64,695
Average House Value	\$127,942	\$148,812	\$144,601

* Demographic data derived from 2020 ACS - US Census

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