

ONLINE AUCTION



11,000 SF TURNKEY RETAIL-FLEX BUILDING – IDEAL FOR SHOWROOM, MEDICAL, STOREFRONT

410 Swartz Court, Ionia, Michigan 48846

FRE Auctions and AQRE Advisors are pleased to present the Online Auction which includes 3 buildable lots in a prime commercial corridor.

PROPERTY HIGHLIGHTS

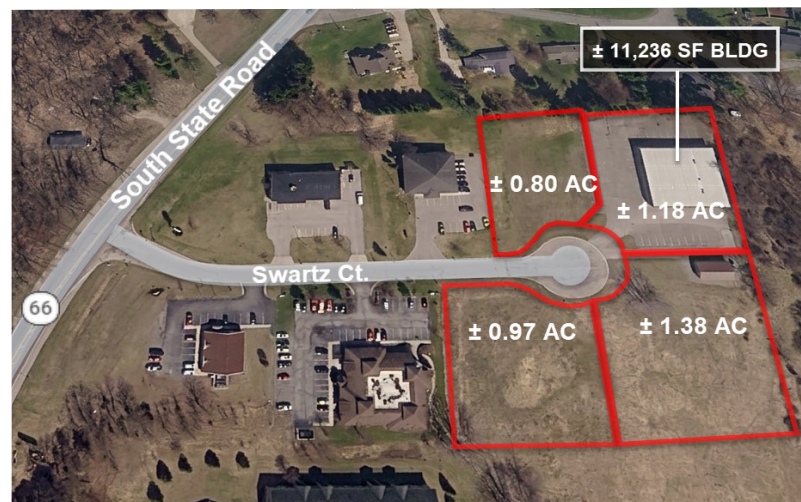
Prime location on Ionia's primary commercial corridor 17,972 VPD. Sale includes 3 adjacent subdivided lots totaling ± 3.15 Acres. The building is well-suited for retail/showroom, office, warehouse, service commercial, or marijuana dispensary.

- Built in 2003, this freestanding Class B flex retail building sits on ± 1.18 AC
- **Building Specs:** $\pm 11,236$ SF | 16' Ceilings | 84 Parking Spaces
- **3 Lots:** Lots are shovel ready with utilities at each lot
- **Zoning:** B-3 General Business (all parcels)
- Existing neighbors include Ionia Family Dentistry, Sherwin Williams, Vitruvian Health, and more

MINIMUM BID:
\$499,000

Suggested Value:
\$1,250,000

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.



JOEL SWARTZELL

FRE Auctions
Auction Manager

VALERIA VAZQUEZ

FRE Auctions
Auction Manager

JULIAN KARIM

AQRE Advisors
Property Rep

SEBASTIAN HALABO

AQRE Advisors
Property Rep

FRE.com/541D6

For additional property details, downloadable due diligence & auction info

FRE
The Future of Real Estate®