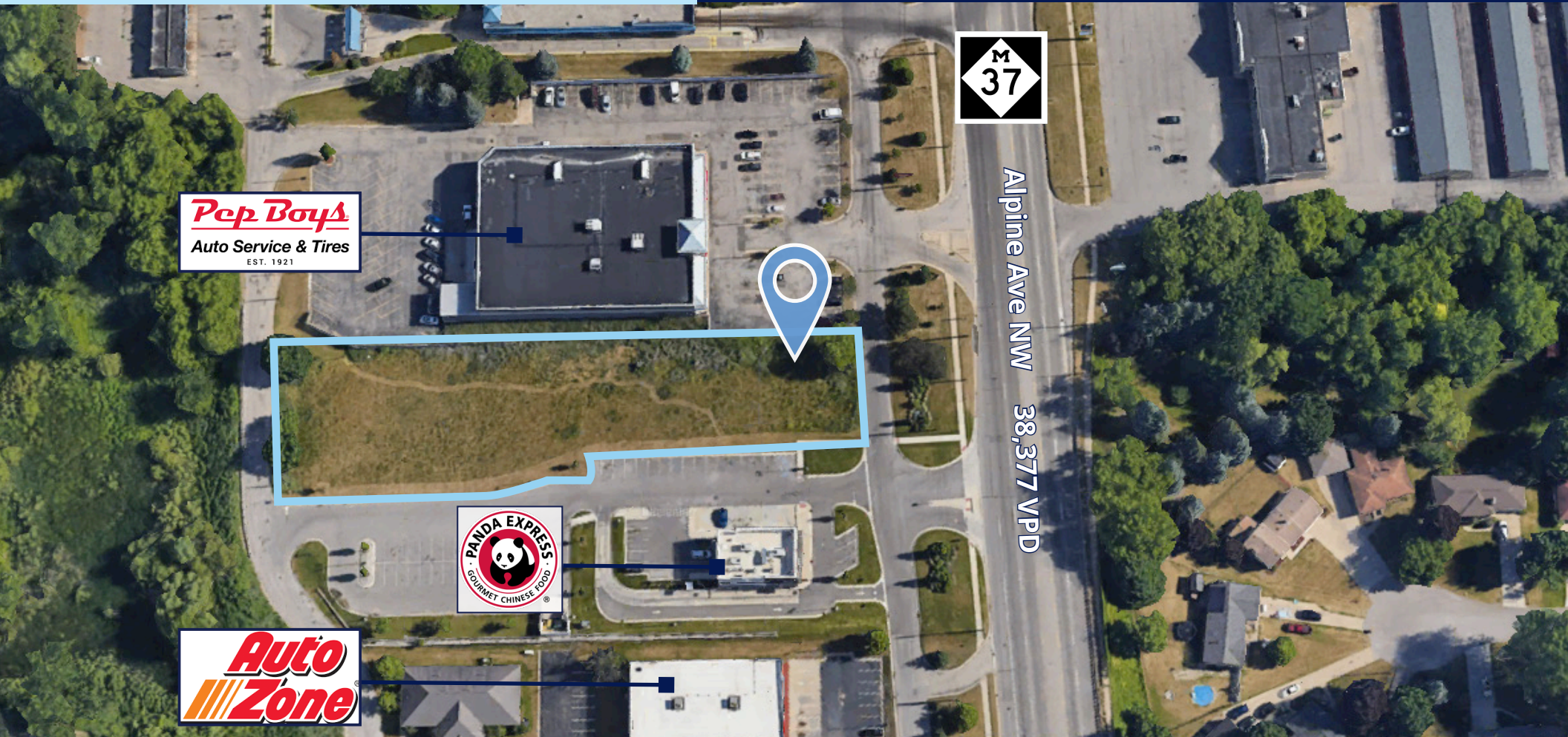


Ground Lease HIGH TRAFFIC AND EXCELLENT VISIBILITY

Colliers

3715 Alpine Ave NW. | Comstock Park, MI 49421



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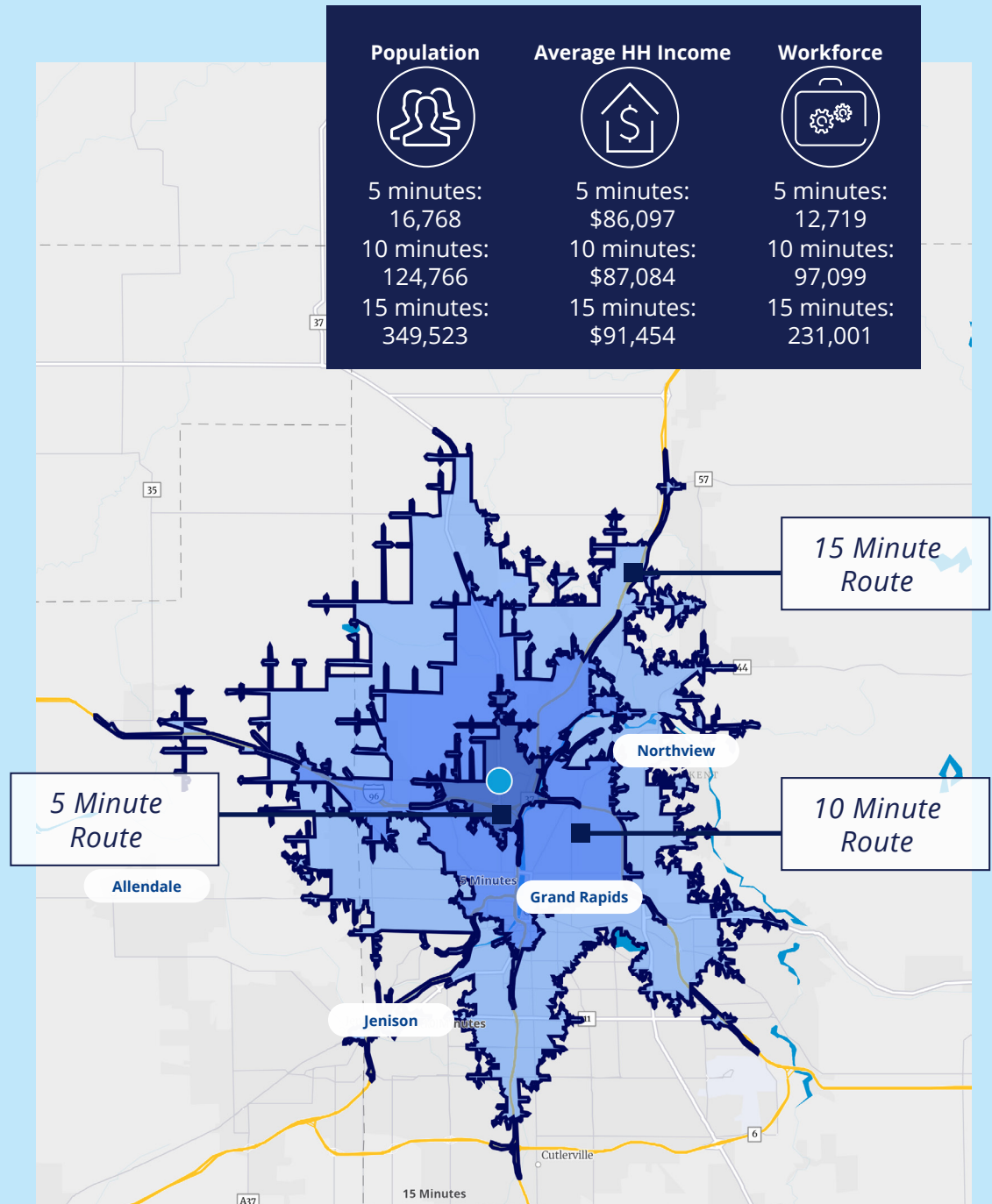


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Prime ground lease opportunity on busy Alpine Ave, just north of high-traffic 4 Mile Rd with convenient access. Vacant lot neighbors a soon-to-be-built Panda Express, boosting foot traffic and visibility. Join a vibrant trade area packed with national retailers like Walmart, Target, and Best Buy, attracting a strong customer base.

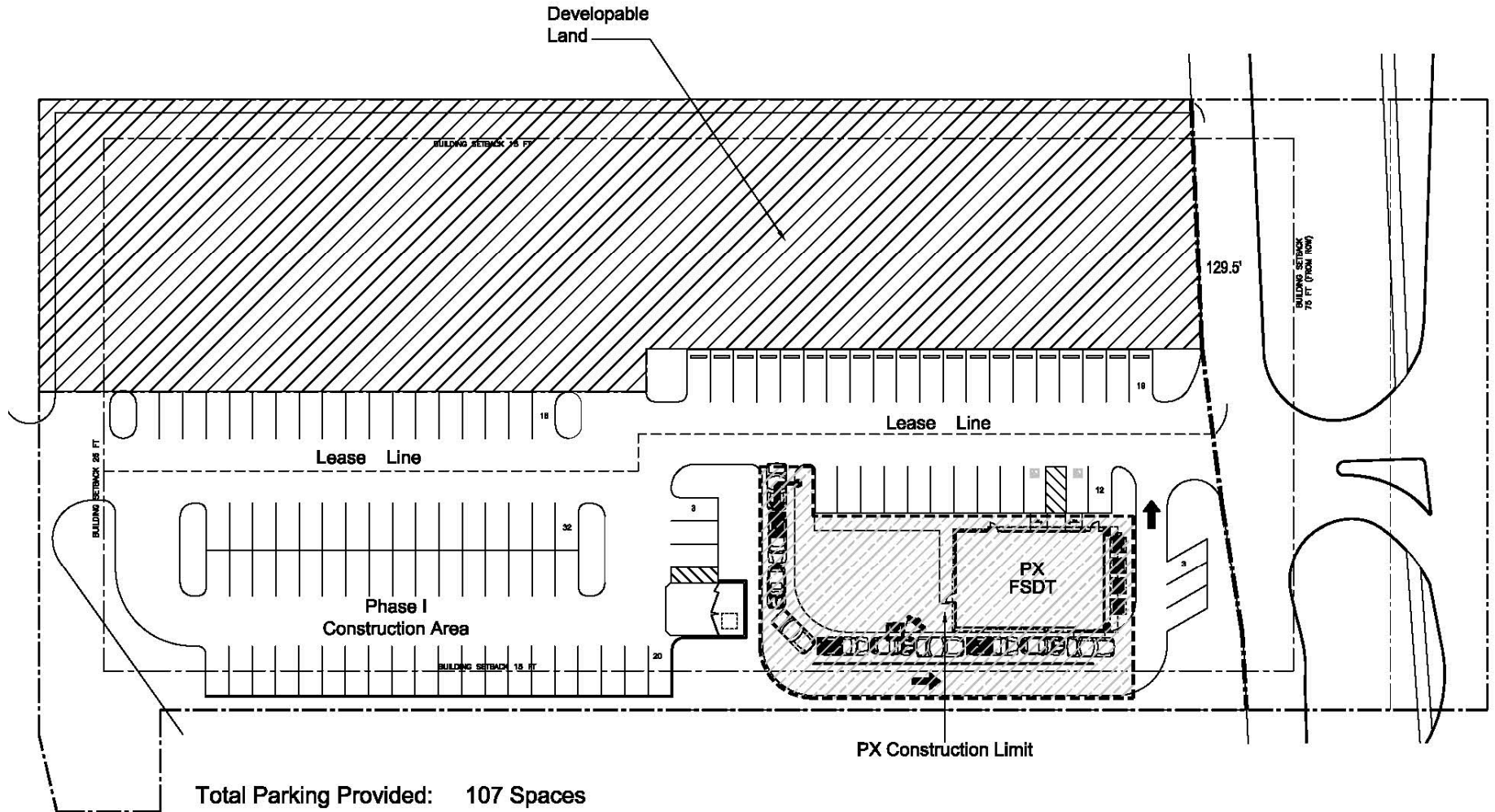
Parcel Information

Municipality	Alpine Township
County	Kent
Lot Size	1.75 Acres
Frontage	129' on Alpine Ave
Parcel #	41-09-35-491-001
Zoning	C-2 (Restaurant/ Commercial)
Assessed Value (2024)	\$435,000
Taxable Value (2024)	\$265,308
Utilities	Public water and sewer available at site



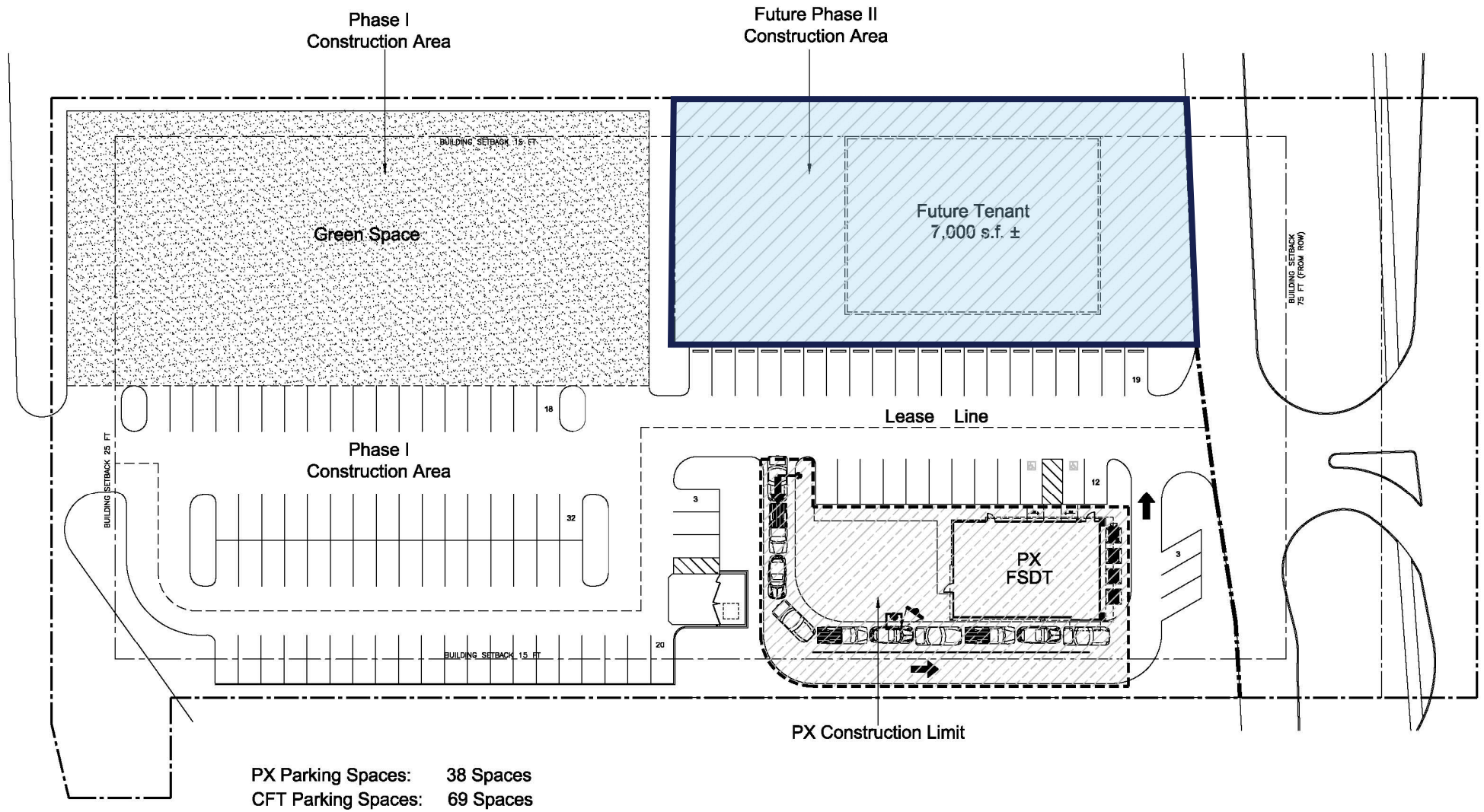
Ground Lease

\$75,000/Year



3715 Alpine Ave NW | For Ground Lease

Site Plan



3715 Alpine Ave NW | For Ground Lease

Proposed Site

Aerial Overview



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