

# FOR SALE & LEASE

217 E 24th Street,  
Suite 240

Holland, MI 49424

12,031 SF available at the beautiful Baker Loft's. This location was previously a fitness center and comes equipped with locker rooms and bar setup. This spacious unit has an open design great for many different uses. The possibilities are endless for this great space.



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RETAIL/COMMERCIAL  
12,031 SF

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44 East 8th Street, Suite 510 | Holland, MI 49423 | 616.394.4500

## LISTING INFORMATION

Available SF	12,031 SF
Sale Price	\$595,000
Sale Terms	Cash/Conventional
Lease Price	\$7,950/Month
Price per SF	\$7.93/SF
Lease Terms	60 Months
Building Type	Commercial/Retail
Taxing Authority	City of Holland
County	Ottawa
Zoning	PUD

## PROPERTY HIGHLIGHTS

- Men and women's locker rooms with bathrooms and showers
- Private office
- Kiosk/bar setup with sink and refrigerator
- Bar seating
- Commercial washer and dryer
- Loading dock
- 2 (two) entrances
- 480 volts/3 phase
- Ample on-site parking
- Close proximity to US-31/I-96





## PHOTOS





# ZONING DISTRICT

## SECTION 39-2.19 PLANNED UNIT DEVELOPMENT ZONE DISTRICT

**PUD**

A. **Intent.** The intent of the PUD Planned Unit Development Zone District is to enable the development of creative **mixed use or higher density residential developments** on properties that would not otherwise permit those uses. PUDs are intended to provide flexibility to achieve a development that is in accordance with the City's Master Plan, promotes economic and efficient use of the land, preserves natural resources and open space, and incorporates innovative land use and design, among meeting additional City goals. A PUD shall be approved as either a Conventional PUD or a Cluster PUD. See Sections 39-12.02, 12.07, 12.09 and 12.10.

B. **Criteria for Approval.** A PUD shall only be approved if one of the following requirements are met:

1. The PUD shall include either a mixture of uses or a residential density that would otherwise not be allowed under the property's existing Zone District.
2. The site has distinct physical characteristics that makes compliance with the strict requirements of UDO impractical.
3. The proposed design of the development includes innovative development concepts that substantially forward the intent of UDO and the City's Master Plan or allows for an improved layout of land uses, streets, or other site features that could not be achieved otherwise under normal zoning.

C. **Conventional PUDs.**

1. **Definition.** A Conventional PUD is a Planned Unit Development that does not retain a minimum of **25%** of the land area of the site as wetlands, forested areas, floodplains, woodlands, or any other open space or is not organized around a communal open space area.
2. **Residential Density.** All Conventional PUDs shall contain a minimum of **5 dwelling units per acre.**

3. **Dimensional Requirements.** PUDs shall have building setbacks and heights and lot sizes that promote walkability, as determined by the Planning Commission.

D. **Streets.** PUDs shall construct new streets in accordance with Article 39-10, Streets, Sidewalks, and Driveways.

E. **Cluster PUDs.**

1. **Definition.** A Cluster PUD is a Planned Unit Development that either retains a minimum of **25%** of the land area of the site as wetlands, forested areas, floodplains, woodlands, or any other open space, OR organizes around a communal open space (Bungalow Court). Retaining or organizing around open space creates smaller lots with the preserved open space acting as a communal amenity. Examples of these developments are Pocket Neighborhoods and Bungalow Courts.
2. **Minimum Size.** The Cluster PUD site shall be a minimum of **3 acres** in gross property area.
3. **Minimum Residential Density.** All Cluster PUDs shall contain a minimum of **5 dwelling units per acre.** There shall be no maximum density.
4. **Dimensional Requirements.** Buildings in Cluster PUDs shall be a maximum of **6 stories** in height. Proposed property areas shall be evaluated during the PUD approval process to determine if the proposed PUD is consistent with the character of surrounding neighborhoods.



5. **Bungalow Courts** shall meet the following standards:

**Bungalow Court**



- a. **Definition.** Bungalow Courts are clusters of detached single family dwelling units gathered around a communal green space. Bungalow Courts shall be organized as condominiums with a homeowner's association to maintain common areas.
- b. **Setbacks.** Bungalow Courts shall meet all setback requirements from the exterior property lines.
- c. **Entrances.** If a Detached Dwelling Unit within a Bungalow Court is within **20 feet** of a public street, it shall have an entrance facing the public street and the communal open space.

F. **UDO Standards.** Unless specifically waived or altered by the Planning Commission approved PUD Agreement, all of the UDO Articles shall apply to a PUD. The following standards shall be used by the Planning Commission when considering a proposed waiver of any UDO standard or requirement:

1. There is evidence that the Planned Unit Development (PUD) will result in a benefit to the City of Holland that would not have otherwise been possible. Such evidence must relate to the following:
  - a. How the plan promotes the intent and purpose of the City Master Plan.
  - b. How the project will be compatible with adjacent land uses.
  - c. How the PUD is compatible with capacities of public services.
  - d. How the PUD is compatible with the natural environment.
  - e. How the project will be consistent with the public health, safety and general welfare of the City of Holland.
  - f. How the project will promote the use of land in a socially and economically desirable manner.
2. The applicant must demonstrate these benefits through drawings, reports or other submittal that contrast the development under conventional zoning with the proposed PUD zoning.

## ZONING DISTRICT

G. **PUD Use and Parking Standards Table.** The following uses may be permitted in a PUD. The parking standards listed in this chart shall apply unless specifically waived or increased by the PUD Agreement and by *Planning Commission*.

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)	USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
<b>Residential Uses</b>	<b>Single Detached Dwelling Unit</b>	May be Permitted	1 per dwelling unit	-	<u>9.04</u>	<b>Commercial Uses</b>	<b>Restaurants/Bars</b>	May be Permitted	1 per 200 sf	<b>Offices</b>	May be Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	-
	<b>Single Attached Dwelling Unit</b>	May be Permitted	1 per dwelling unit	-	<u>9.04</u>									
	<b>Two Attached Dwelling Units</b>	May be Permitted	1 per dwelling unit	-	<u>9.04</u>									
	<b>Three Attached Dwelling Units</b>	May be Permitted	1 per dwelling unit	-	<u>9.04</u>									
	<b>Four Attached Dwelling Units</b>	May be Permitted	1 per dwelling unit	-	<u>9.04</u>									
	<b>Five or More Attached Dwelling Units</b>	May be Permitted	1 per dwelling unit	Approving Authority Determination	<u>9.04</u>									
	<b>Accessory Dwelling Unit (ADU)</b>	May be Permitted when property contains a Single Detached Dwelling Unit	1 per dwelling unit	-	<u>9.07</u>									
	<b>Bed and Breakfast</b>	Permitted: 1-4 Guest Rooms 5-8 Guest Rooms: Special Exception	1 per lodging unit, plus 1 for the dwelling unit	1 per 10 rooms, minimum 4 available to general public	<u>4.02.C</u> <u>12.12.B</u> Special Exception									
	<b>Short Term Rental</b>	May be Permitted	1 Per Dwelling Unit	-	<u>4.02.Q</u> Chapter 14									
	<b>Home Occupation/ Business Type 1 and 2</b>	Type 1 Permitted Type 2 Special Exception	-	-	<u>4.02.G</u> <u>12.12.B</u> Special Exception									
	<b>Child Care In-Home</b>	1-6 children permitted; 6+ requires Special Exception	-	-	<u>4.02.D.2-3</u>									
<b>Commercial Uses</b>	<b>Retail</b>	May be Permitted	1 per 200 sf	1 per 4,000 sf for the first 75,000 sf 1 per 12,500 sf for floor area over 75,000 sf Minimum 4 available to general public	-	<b>Industrial Uses</b>	<b>Alternative Energy - Solar</b>	Permitted as Accessory Use	-	<b>Alternative Energy - Wind</b>	Permitted: Accessory 40 feet or less in height Special Use for all other cases. Shall be Accessory Use.	-	-	<u>4.02.B</u> <u>4.04.B</u>
	<b>Services</b>	May be Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	-									
<b>Other Uses</b>	<b>Campground</b>	Special Land Use	-	-	<u>4.03</u>	<b>Greenhouses</b>	Permitted	Included with Principal Use	Included with Principal Use	-	<b>Government/ Municipal Services</b>	May be Permitted	Determined by PC at Time of Application	1 per 5,000 sf, minimum 4 available to general public
<b>Other Uses</b>	<b>Marinas</b>	Special Land Use	Approving Authority Determination	Approving Authority Determination	-	<b>Parking Structures as the Principal Use</b>	May be Permitted	Approving Authority Determination	-	<u>4.02.M</u>	<b>Recreation - Indoor</b>	May be Permitted	Approving Authority Determination	-
<b>Other Uses</b>	<b>Recreation - Outdoor</b>	May be Permitted	Approving Authority Determination	-	-	<b>Religious Institutions</b>	May be Permitted	Approving Authority Determination	-	<u>4.02.X</u>	<b>Wireless Communication Facilities</b>	Permitted Only when located on an existing structure	-	-

\* Where square footage is referenced, it refers to gross building square footage.

## YOUR PREMIER BROKER IN WEST MICHIGAN

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