



933 E. MAIN STREET, FREMONT, MI

Professional Office Space for Sale  19,656 SF

PROPERTY OVERVIEW

Martin Commercial Properties is pleased to offer 933 E. Main Street, one mile from downtown Fremont and four minutes from Gerber/Nestlé headquarters.

This professional office building is located in a community that is situated in one of the fastest growing Michigan regions - the Grand Rapids, Muskegon and Holland Metropolitan area. Fremont's peaceful and diverse landscape supports a high quality of life and range of business opportunities, making the city desirable for years to come.



\$1,395,000

LIST PRICE

19,656

SQUARE FEET

4.75 AC

LAND

2022 EXPENSES

Assessed Value/SEV:	\$984,200
Summer Taxes:	\$53,615
Winter Taxes:	\$11,126
Water/Sewer:	±\$350-450/month

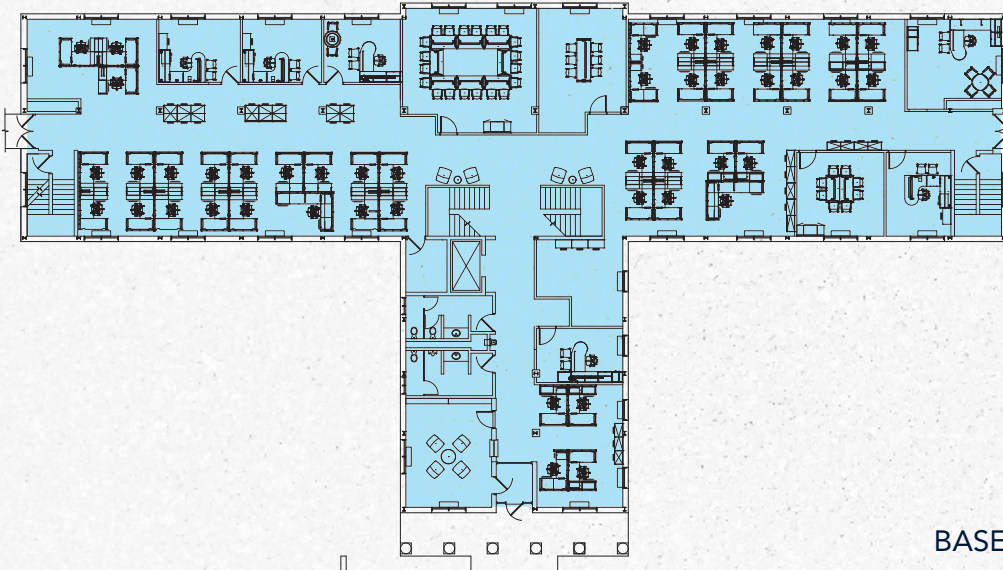
BUILDING SUMMARY

Total Building Area:	19,656 SF
Parcel Number:	13-36-400-025
Year Built:	1981 (remodeled in 2014)
Zoning:	Mixed
Parking:	Surface, in front and in rear
Surrounding Uses:	General mixed business
Taxing Authority:	City of Fremont

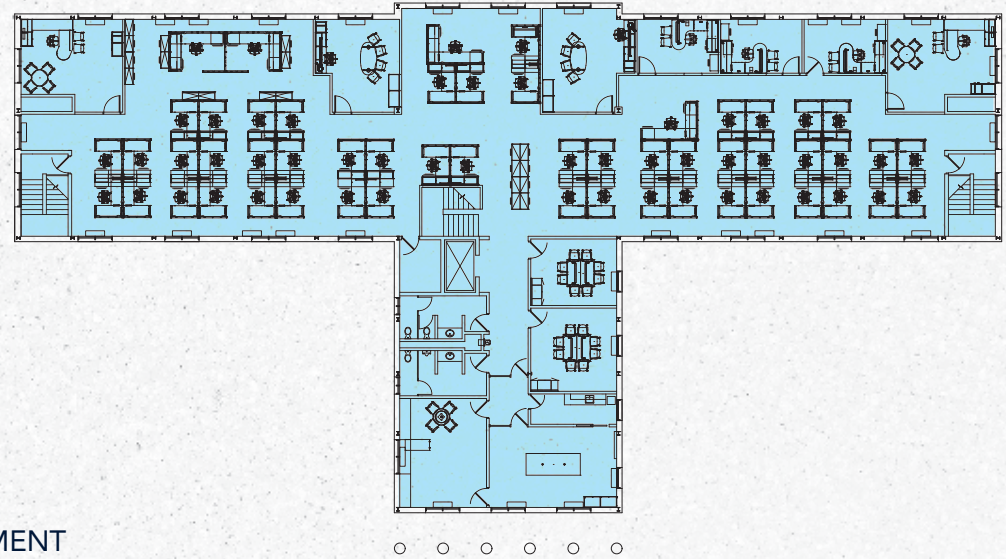


FLOOR PLAN:

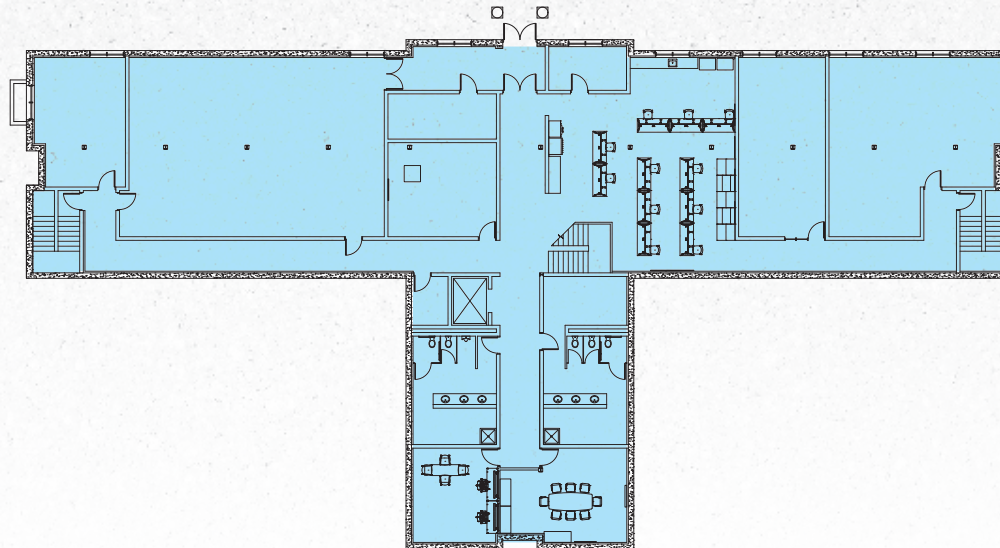
1ST FLOOR



2ND FLOOR



BASEMENT



AREA INFORMATION

Fremont

Population: 4,516

12 Minutes

To Newaygo

35 Minutes

To Muskegon and Lake Michigan

45 Minutes

To Big Rapids

1 Hour

To Grand Rapids







DEMOGRAPHICS			
Proximity	1-Mile	3-Mile	5-Mile
Total Population	2,793	6,640	10,444
Households	1,107	2,734	4,095
Average HH Income	\$55,613	\$53,456	\$64,657
College Degree + Bachelor Degree or Higher	32.1%	25.6%	26.1%



Why Fremont?



8.45%

**Employment
Growth**

2020-2021



148-Acre

**Business
Industrial Park**



30-Hangar

**Municipal
Airport**

More Than 50 Aircrafts



50.5%

**White Collar
Workers**

Within A 5-Mile Radius



Home to Nestlé/Gerber
Baby Food Capital of the World



- ✓ Revenue of **\$610.5M**
- ✓ **500+** employees in Fremont area
- ✓ **\$36M** expansion of Fremont facility in 2020 created 50 jobs in Michigan
- ✓ Annual National Baby Food Festival draws over 50,000 visitors every July

Economic Development

- ★ Certified as a Redevelopment Ready Community
- ★ 2022-2023 developments include \$400,000 warming lodge project at Branstrom Park, condominium-type development creating up to 15 living units, and residential housing development with up to 150-200 living units

— Martin FIVE SERVICES — ONE COMPANY —

Martin Commercial Properties is a vertically integrated commercial real estate firm with an established track record of delivering superior service and unparalleled results to clients since 1962. Our experienced team efficiently serves clients nationally by combining big business benefits with the attentiveness to detail and insight that you would expect from a local firm. With offices in Grand Rapids and Lansing, we provide strategic advice and execution in five core lines of business including brokerage services, investment services, property management, property development, and corporate services.



**Brokerage
Services**



**Investment
Services**



**Property
Management**



**Property
Development**



**Corporate
Services**

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