

This nearly half acre development site is the first available property West of US-131. The property sits at the entrance to Meijer and is adjacent to a newer Starbucks & T-Mobile.

The building is for sale, though the operating business on-site is not included in the transaction. Additionally, there is a 1,130 SF retail/office space on the ground floor with an optional second-floor storage area for lease. The shop space is not available for lease unless the entire building is purchased.

### **AGENT INFORMATION**

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OFFERED FOR SALE OR FOR LEASE

## FOR SALE OR LEASE

1171 M-89 Plainwell, Michigan

#### The PROPERTY

**Location:** 1179 M-89

City, State: Plainwell, Michigan

**Parcel Number:** 08-019-013-10

**Acres:** 0.45

**ADT:** US-131 (40,036)

M-89 (24,043)

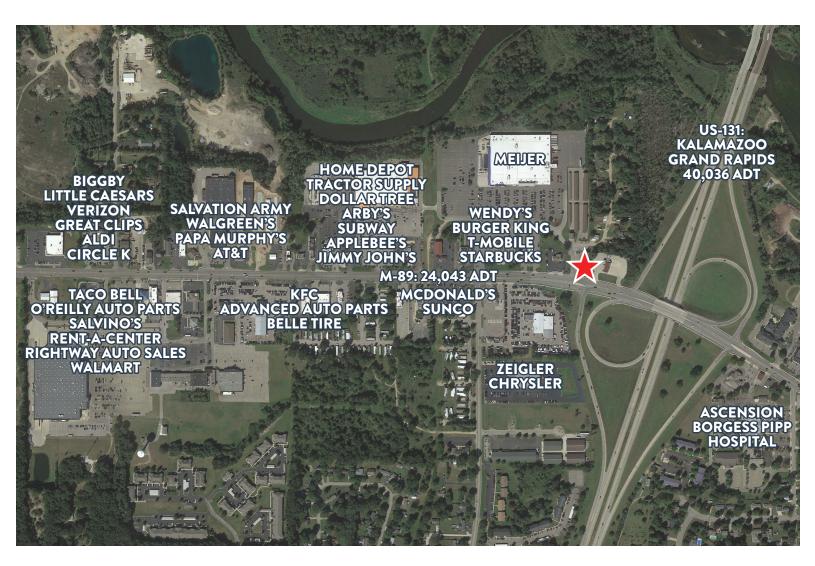
#### The BUILDING

**Building Size:** 6,120 SF

Restrooms: Two (2)

Flooring: Tile/Concrete

\* Tenant will pay their pro rata share of utilities.





# FOR SALE OR LEASE

1171 M-89 Plainwell, Michigan

## The Building

### **FOR SALE**

Type: Industrial Price: \$1,199,000

**Size:** 6,120

## Suite A

### **FOR LEASE**

Type: Office/Retail
Price: \$19.64 PSF
Lease Type: Modified Gross

**Size:** 1,130 SF

## **Optional**

Type: 2nd Story Storage Price: \$500/Month

**Lease Type:** Modified Gross

**Size:** ~1,600 SF









