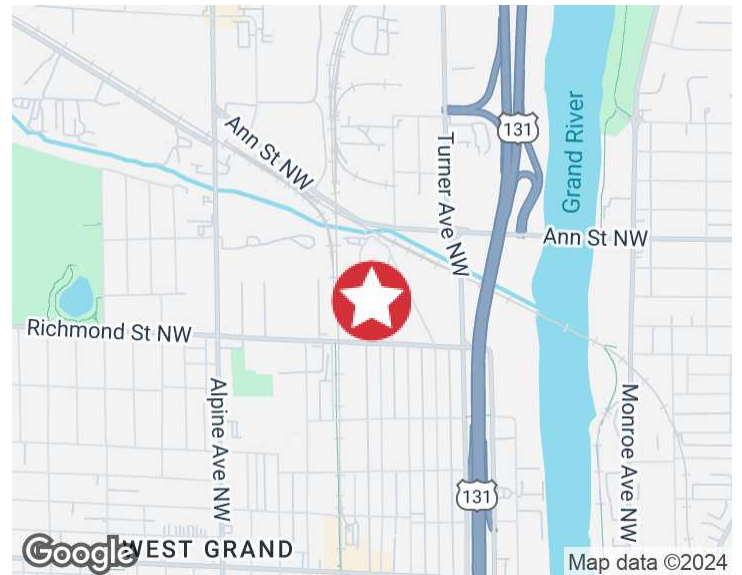




1640 Elizabeth Ave NW
Grand Rapids, Michigan 49504

Property Highlights

- Small Northwest office and Warehouse for sale
- Rare opportunity to find such a small building so well located
- Nice office space as well as functional warehouse area
- Excellent contractor or service business facility
- Located close to Downtown



For More Information

Stuart J. Kingma, SIOR

O: 616 581 5000

skingma@naiwwm.com

Property Overview

1640 Elizabeth Ave NW
Grand Rapids, Michigan 49504

Property Overview

The property located at 1640 Elizabeth Ave NW is a nice combination of office and warehouse uses which is located near downtown. Facilities of this size are rare in today's market especially as well located at this one. The property is set up well for service providers, small contractors, and or other service related type businesses. The property can be made available for immediate occupancy and has been well maintained.

Property Information

Location:	US-131 to Ann Street exit. West on Ann Street to Turner Ave NW, South on Turner to Richmond Street NW, West on Richmond to Elizabeth Ave NW. North on Elizabeth to the property on the East side of the road.
Total Building Size:	3,660 SF
Year Built:	2004
Acreage:	0.152 Acres
Construction:	Concrete Block & Wood
Roof:	Shingled
Eave Height:	10' - 12'
Signage:	On Building
Parking:	Ample - On Site
Security System:	Yes
Zoning:	TCC - Transitional City Center



Utilities

Electric:	Consumers Energy
Telephone:	Choice
Natural Gas:	DTE Energy
Sanitary Sewer:	City of Grand Rapids
Storm Sewer:	City of Grand Rapids
Water:	City of Grand Rapids

Sale Overview

1640 Elizabeth Ave NW
Grand Rapids, Michigan 49504

Sale Information

Price:	\$395,000.00
Per SF:	\$107.92
Municipality:	City of Grand Rapids
PPN:	41-13-13-177-045
SEV (2024):	\$146,800.00
Taxable Value (2024):	\$100,227.00
Summer Taxes (2024):	\$5,000.14
Winter Taxes (2023):	\$189.52
Total Taxes (2023/2024):	\$5,189.66
Terms:	Cash New Mortgage

Legal Description

PART OF LOT 71 COM AT SW COR OF SD LOT TH N ALONG W LINE OF SD LOT 45.16 FT TH E PAR WITH S LINE OF SD LOT 78.16 FT TH N PER TO SD S LINE 17.0 FT TH E PAR WITH SD S LINE 16.50 FT TH S PER WITH SD S LINE 7.0 FT TH E PAR WITH SD S LINE 36.50 FT TO E LINE OF SD LOT TH S ALONG E LINE OF SD LOT 55.19 FT TO S LINE OF SD LOT TH W ALONG SD S LINE 132.0 FT TO BEG * PANFIL'S ASSESSOR'S PLAT NO. 4

Building Overview

1640 Elizabeth Ave NW
Grand Rapids, Michigan 49504

Mfg/Warehouse Information

Mfg/Whse SF:	2,214 SF
Floors:	One - Concrete
Air Conditioning:	No
HVAC:	Gas / Forced Air
Ceiling Height:	12'
Sprinklered:	No
Lighting:	Fluorescent
Electric Service:	240 Volt; 3 Phase
Column Spacing:	Clear span
Grade Level Doors:	2
Loading Docks:	0
Rail Siding:	No
Floor Drains:	Yes
Compressed Air:	No
Cranes:	No
Elevators:	No
Shop Office:	No
Shop Lunch Room:	No
Shop Restroom:	Yes

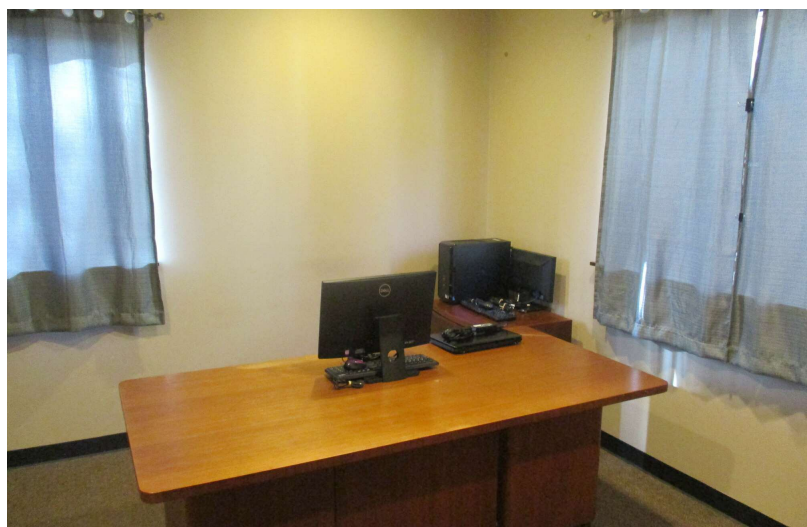
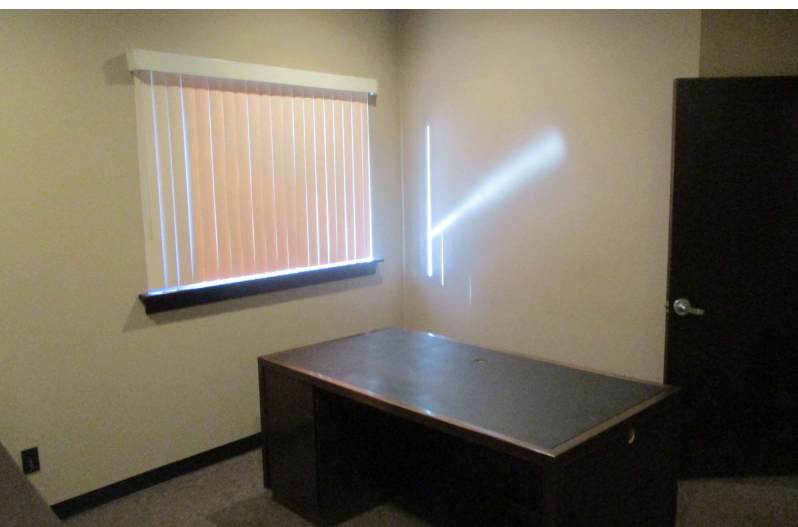
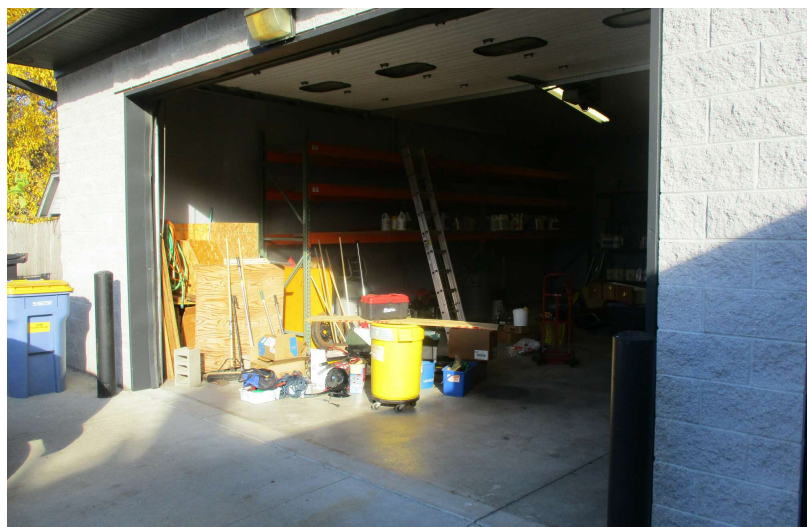
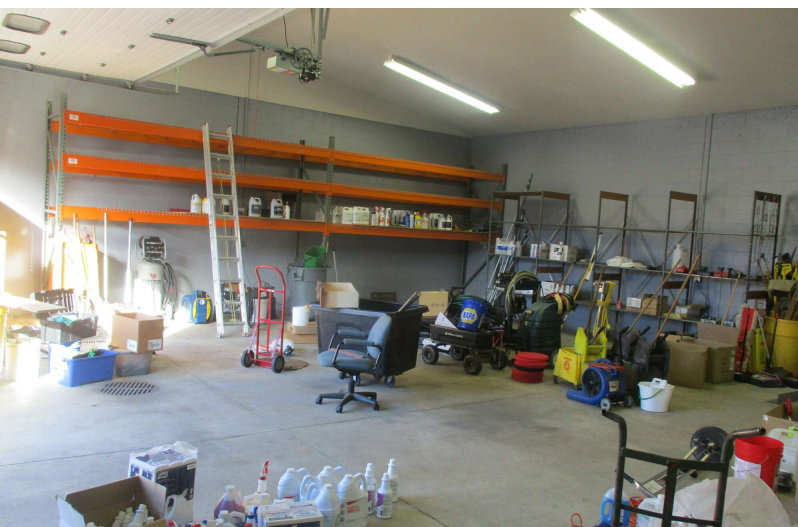
Office Information

Office SF:	1,446 SF
Floors:	One
HVAC:	Gas / Forced Air
Air Conditioning:	Yes
Sprinklered:	No
Ceiling Height:	10'
Lighting:	Fluorescent
Communication Equipment:	No
Private Offices:	Yes
Conference Room:	Yes
Lunch Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	No
Elevators:	No



Additional Photos

1640 Elizabeth Ave NW
Grand Rapids, Michigan 49504



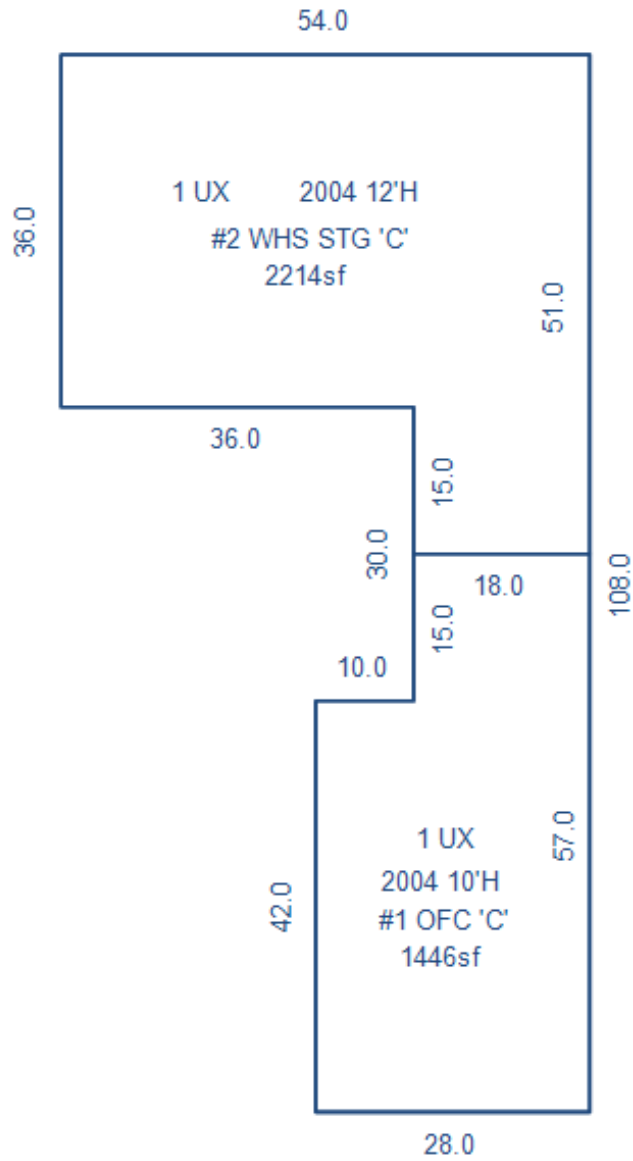
Additional Photos

1640 Elizabeth Ave NW
Grand Rapids, Michigan 49504



Floor Plan

1640 Elizabeth Ave NW
Grand Rapids, Michigan 49504



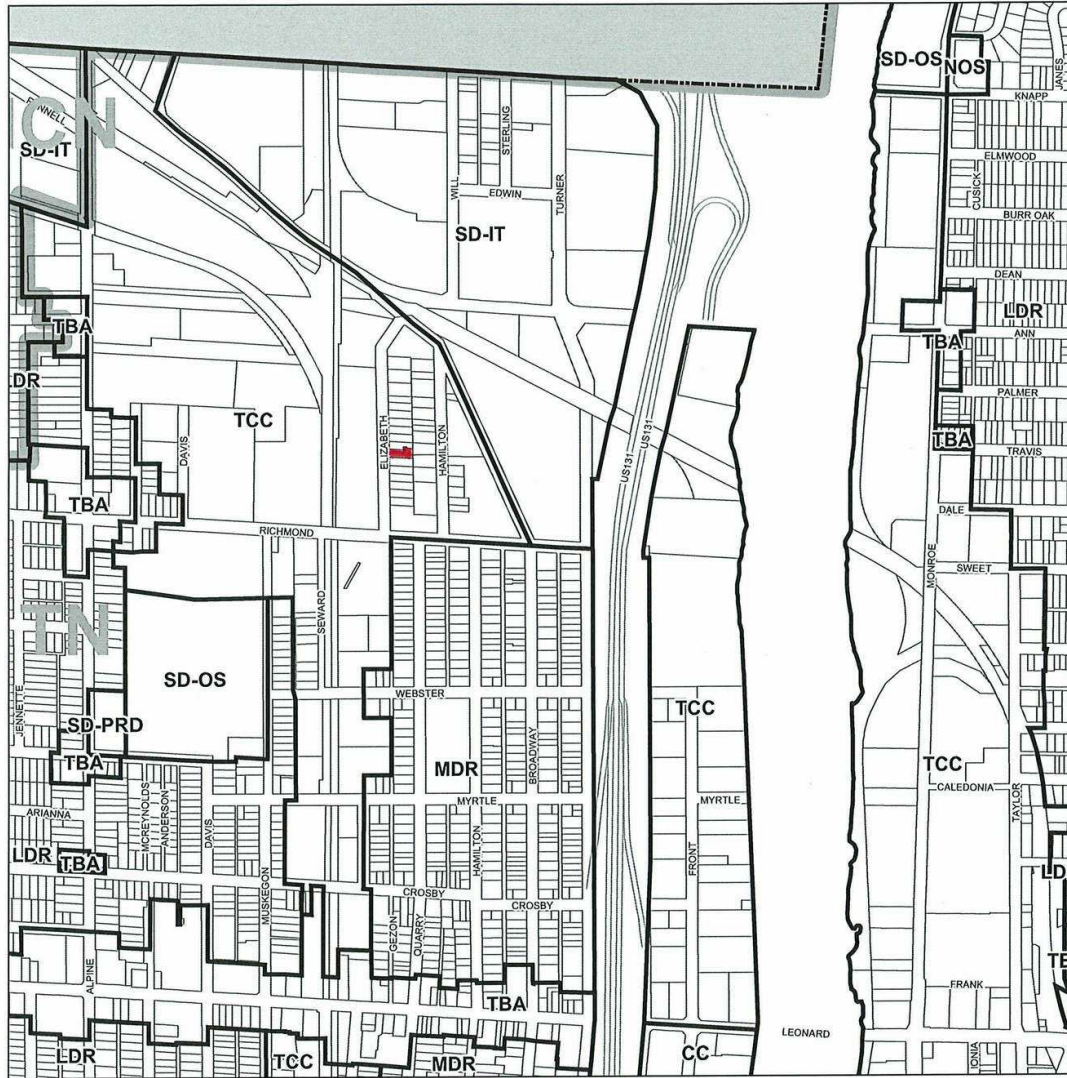
Parcel

1640 Elizabeth Ave NW
Grand Rapids, Michigan 49504

1640 Elizabeth Ave NW - PP #41-13-13-177-045

November 05, 2024





CITY OF GRAND RAPIDS ZONE DISTRICTS

TRADITIONAL NEIGHBORHOODS - TN

- LDR Low Density Residential
- MDR Mixed Density Residential
- CC City Center
- TCC Transitional City Center
- TBA Traditional Business Area
- TOD Transit-Oriented Development

MID-CENTURY NEIGHBORHOODS - MCN

- LDR Low Density Residential
- MDR Mixed Density Residential
- TOD Transit-Oriented Development
- C Commercial

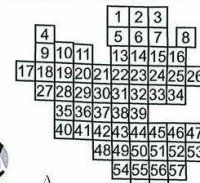
MODERN ERA NEIGHBORHOODS - MON

- LDR Low Density Residential
- MDR Mixed Density Residential
- TOD Transit-Oriented Development
- C Commercial

SPECIAL DISTRICTS - SD

- NOS Neighborhood Office Service
- AP Airport
- OS Open Space
- IT Industrial-Transportation
- IC Institutional Campus
- PRD Planned Redevelopment District

ZONING MAP INDEX



0 400 800

MAP
12

CITY OF GRAND RAPIDS PLANNING DEPARTMENT 04/24

Location Map

1640 Elizabeth Ave NW
Grand Rapids, Michigan 49504

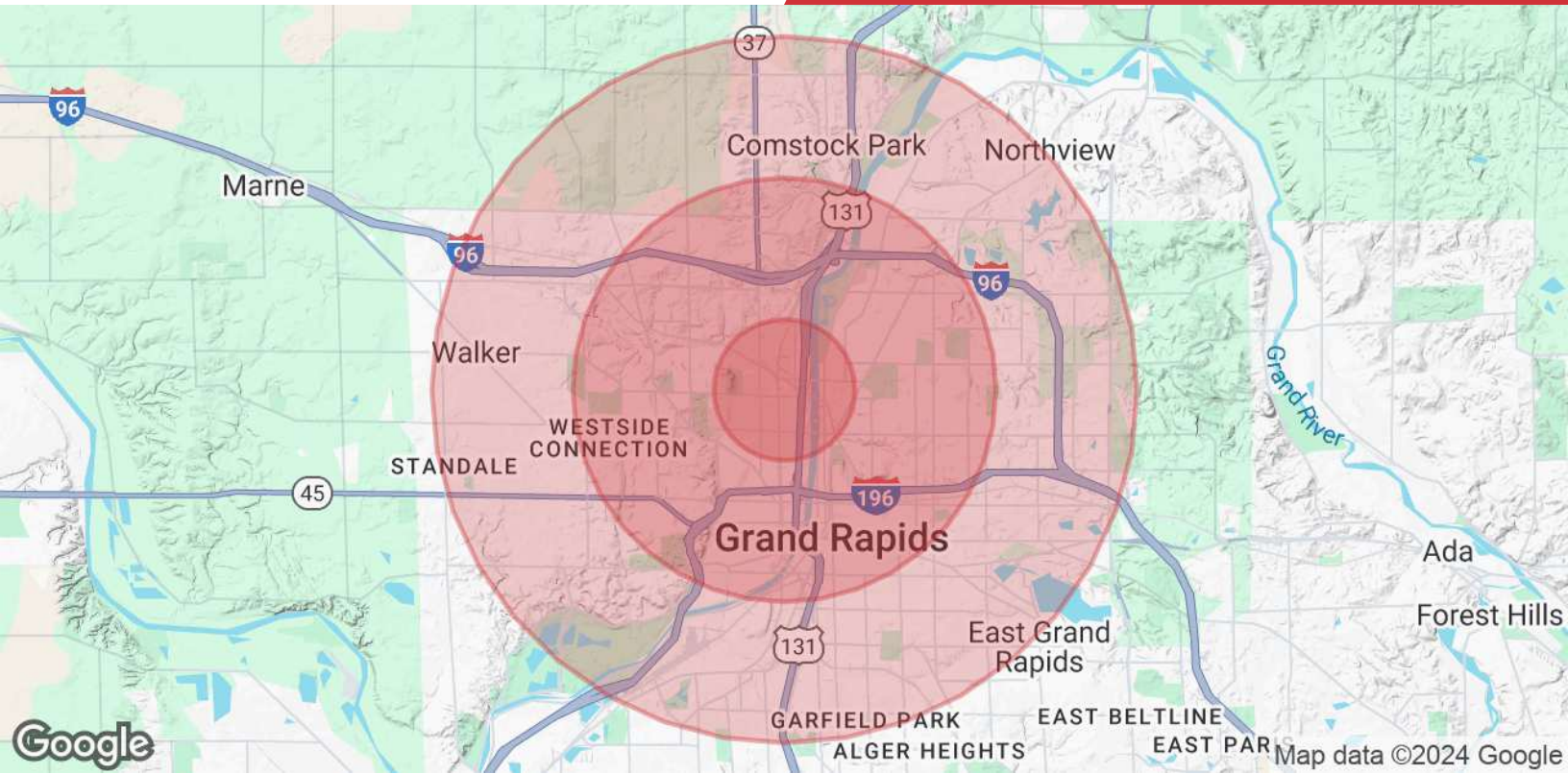


Proximity

US-131	0.79 Miles
I-96	2.19 Miles
I-196	1.52 Miles
M-6	10.36 Miles
Enter Text Here	14.69 Miles

Demographics Map & Report

1640 Elizabeth Ave NW
Grand Rapids, Michigan 49504



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,376	102,446	216,850
Average Age	35	37	37
Average Age (Male)	34	37	36
Average Age (Female)	35	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,259	45,312	88,263
# of Persons per HH	2.5	2.3	2.5
Average HH Income	\$70,413	\$79,256	\$87,058
Average House Value	\$222,388	\$266,180	\$284,260

Demographics data derived from AlphaMap

West Michigan Overview

West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies. The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty.

Quality Of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

Grand Rapids Ranking

- #1 Fastest Growing US Economy
-HeadlightData
- #19 Best Cities in the US
- USNews
- #3 Big Cities with the Healthiest Markets
-SmartAsset
- #4 Housing Markets to Watch 2017
- Trulia
- #5 Best Large Cities to Start a Business
- WalletHub

Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.

Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.

Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize—a unique, open art competition that gives away the world's largest art prize. Other attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.