

FOR SALE

171 College Ave

Holland, MI 49423



This 3 story office building with 22,607 SF is available for sale Downtown Holland. Built in 2019, this space offers many private offices, conference rooms, and a second and third floor balcony area. Located on the south west corner of E 7th Street and College Ave, the property is perfectly placed next to many shops, restaurants, banks, hotels, and more!



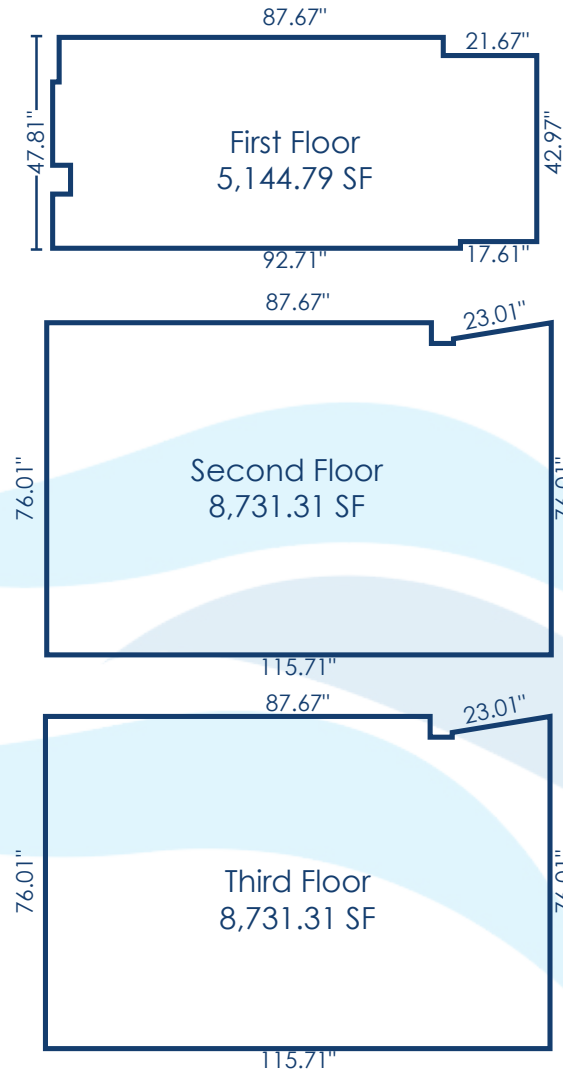
OFFICE BUILDING

22,607 SF

- **DREW DURHAM**
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- MOB +1 616 566 2039
- DREW@LAKESHORECOMMERCIAL.COM
- **KRIS DEPREE**
- DIR +1 616 355 3141
- MOB +1 616 212 5576
- KRIS@LAKESHORECOMMERCIAL.COM

SALE INFORMATION

Sale Price	\$8,750,000
Total Available SF	22,607 SF
Acres	.303 Acres
Year Built	2019
Possession	At Closing
Terms	Cash/ Conventional
Taxing Authority	City of Holland
RE Taxes (2022)	\$170,269.16
Assessed Value (2023)	\$2,829,500
Taxable Value (2023)	\$2,742,915
APN	70-16-29-281-050
County	Ottawa
Zoning	F-CDT
Class	C



PROPERTY HIGHLIGHTS

- Downtown Holland
 - Located near many restaurants, hotels, shops
 - Public parking ramp available on 7th Street and College Ave
 - Sidewalk Snow melt system
 - High Visibility
 - Average Story Height of 15 FT
 - Close in proximity to US-31 and Chicago Drive
 - 3 (three) story office building
 - 8 (eight) private parking spots and 1 (one) handicap spot behind building on E 7th Street
- *Current tenant lease goes through September of 2024*

SALE PRICE
\$8,750,000

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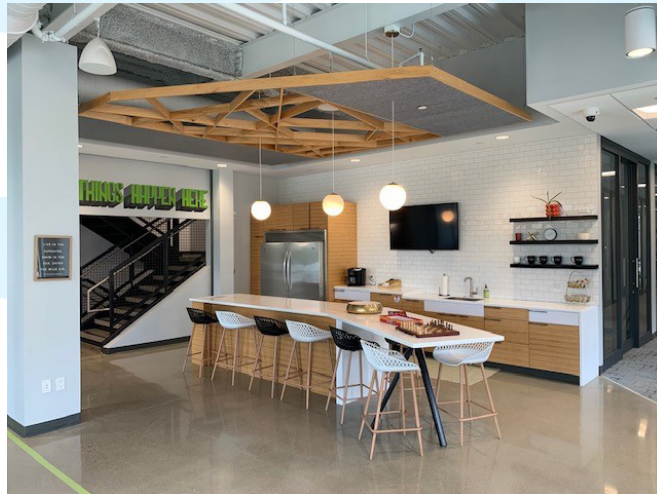


PHOTOS



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

PHOTOS

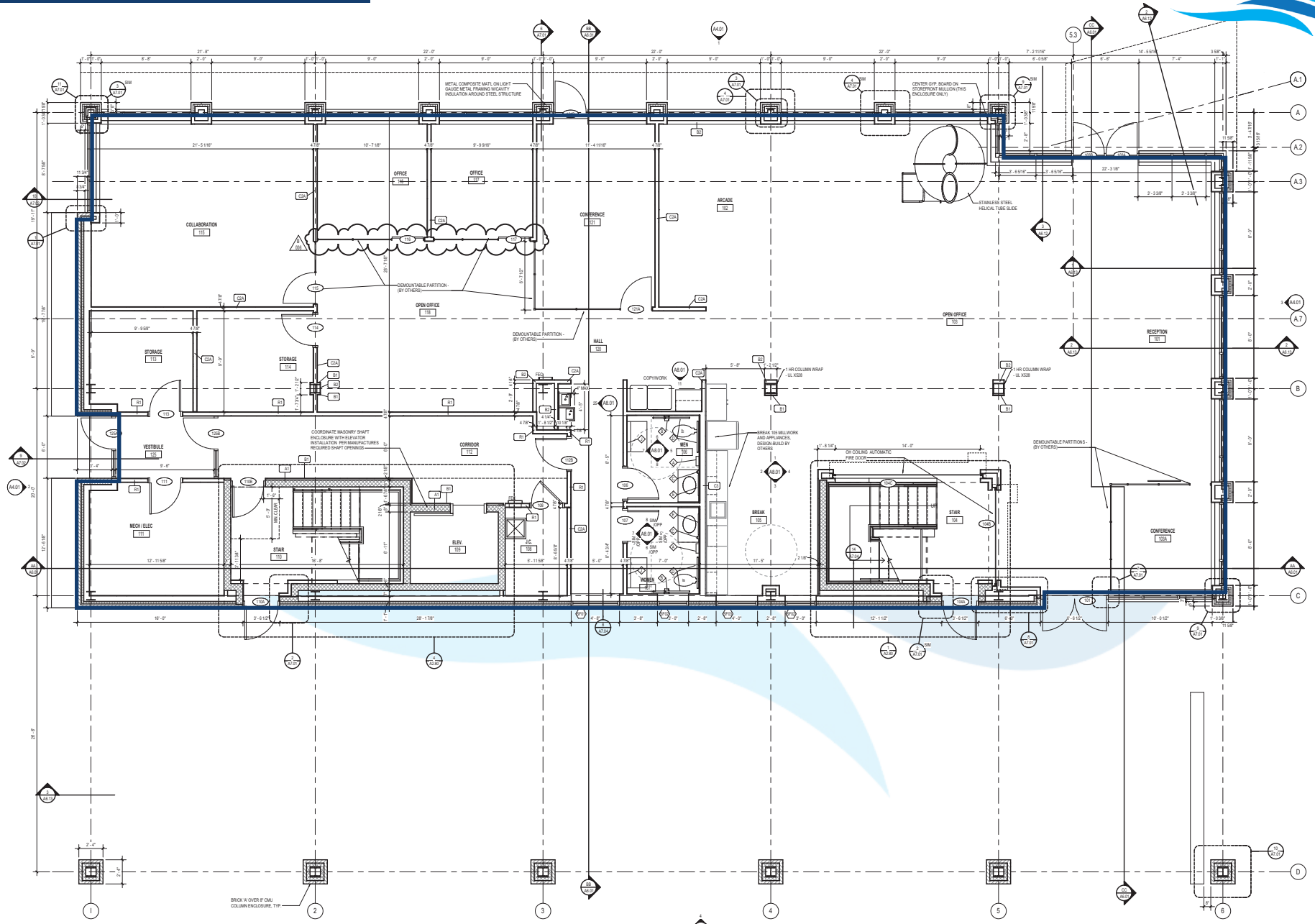


FIRST FLOOR- FLOOR PLAN

COLLEGE AVE



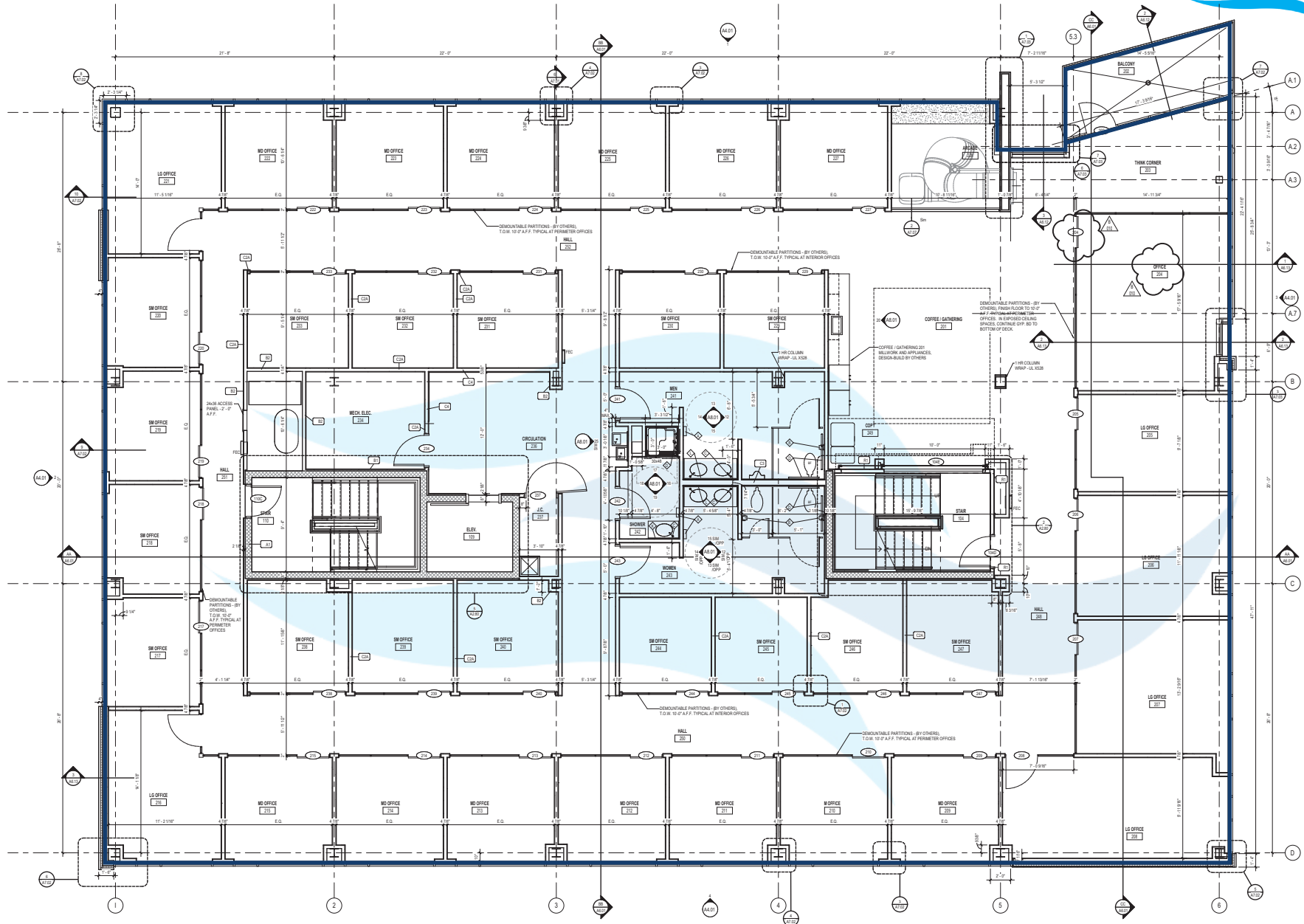
E 7TH STREET



FIRST FLOOR PLAN
1/8" = 1'-0"

SECOND FLOOR- FLOOR PLAN

COLLEGE AVE



E 7TH STREET

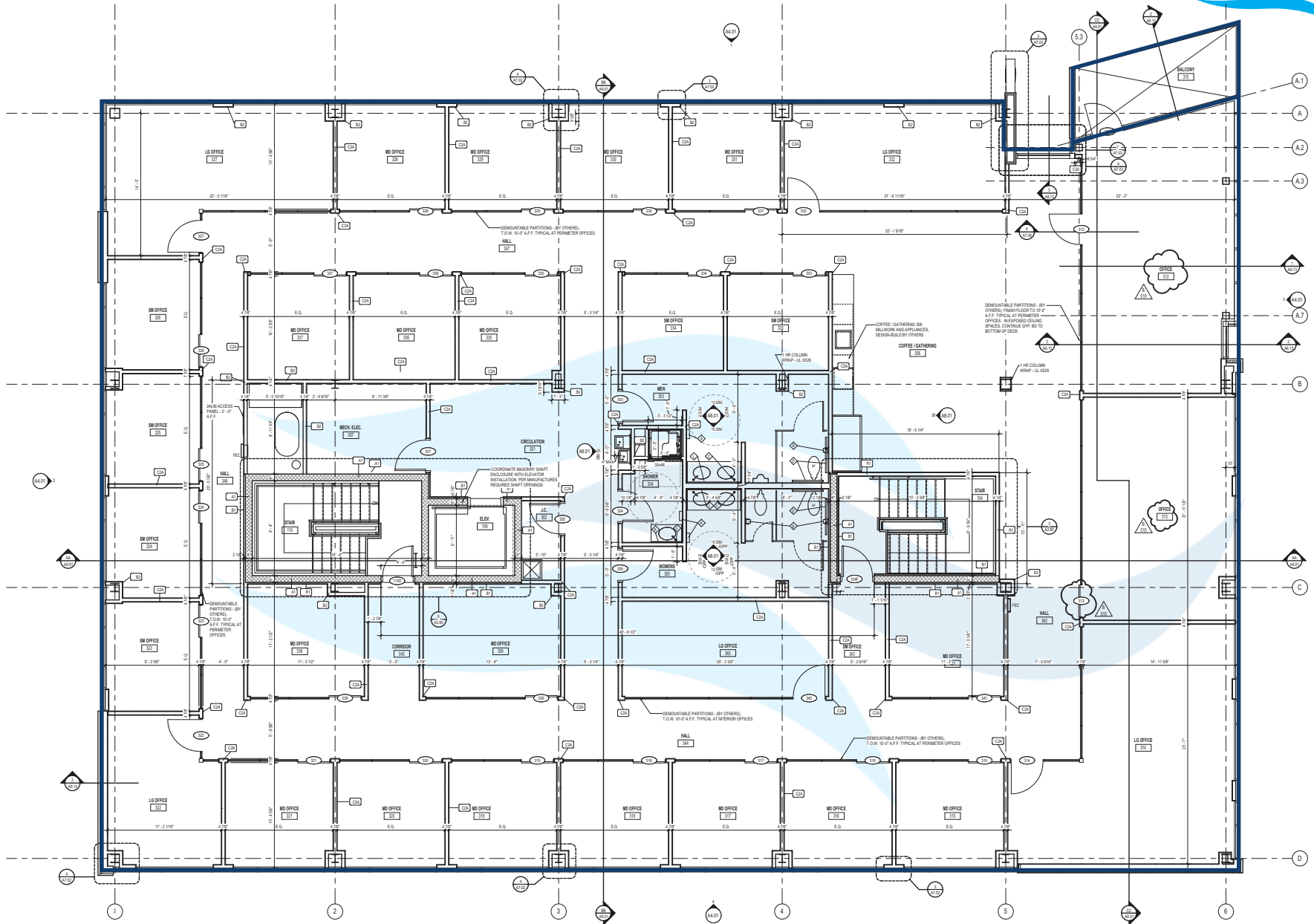
SECOND FLOOR
1/4" = 1'-0"



THIRD FLOOR- FLOOR PLAN

COLLEGE AVE

E 7TH STREET



THIRD FLOOR
1/4" = 1'-0"

AERIAL

