

904 CHICAGO DRIVE
JENISON, MICHIGAN

RETAIL FOR SALE
9,347 Square Feet Available



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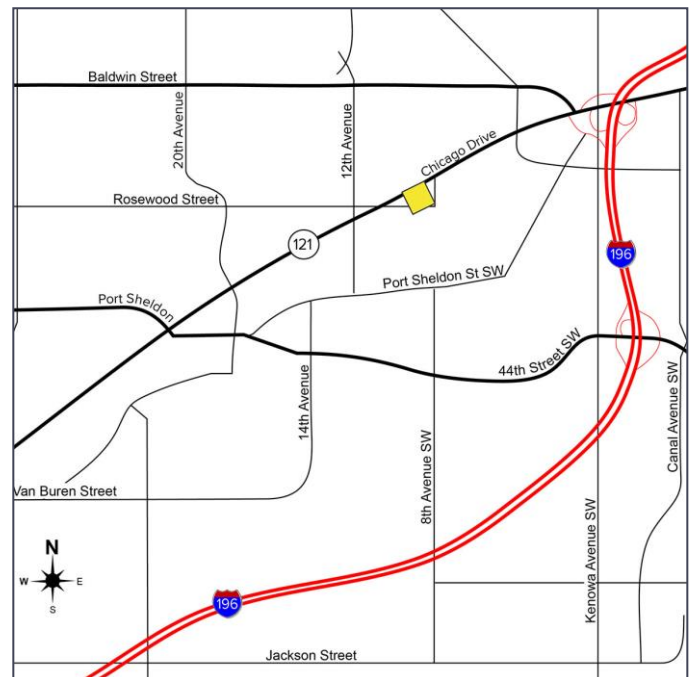
THREE BUILDINGS



PROPERTY FEATURES

- 9,347 total building square feet
- Located on 2.33 acres
- (2) Pole barns with overhead doors
- Zoned HS – Highway Service Commercial
- Security system in place
- Renovated in 2020
- Sale Price: \$1,150,000

Comments: Prime 2+ acres along busy Chicago Drive. Site has three (3) buildings. Main building is built out for nice office/retail with approximately 4,300 SF. Behind the main building, there are two pole barns; each respectively 2,560 SF & 2,400 SF. Great for owner/user with rental income for the pole barns. Subject to Seller doing a short-term lease after sale.



For more information, please contact:

JOE RIZQALLAH
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1188 East Paris Ave SE, Suite 220
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Site Plan



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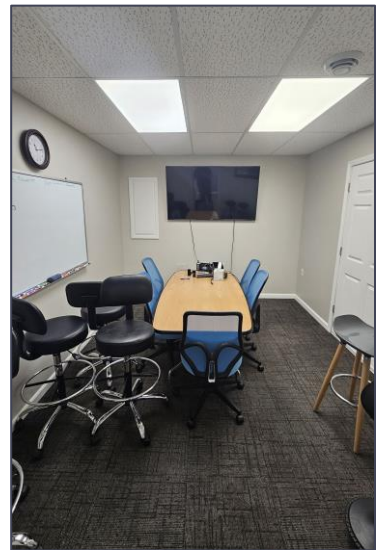
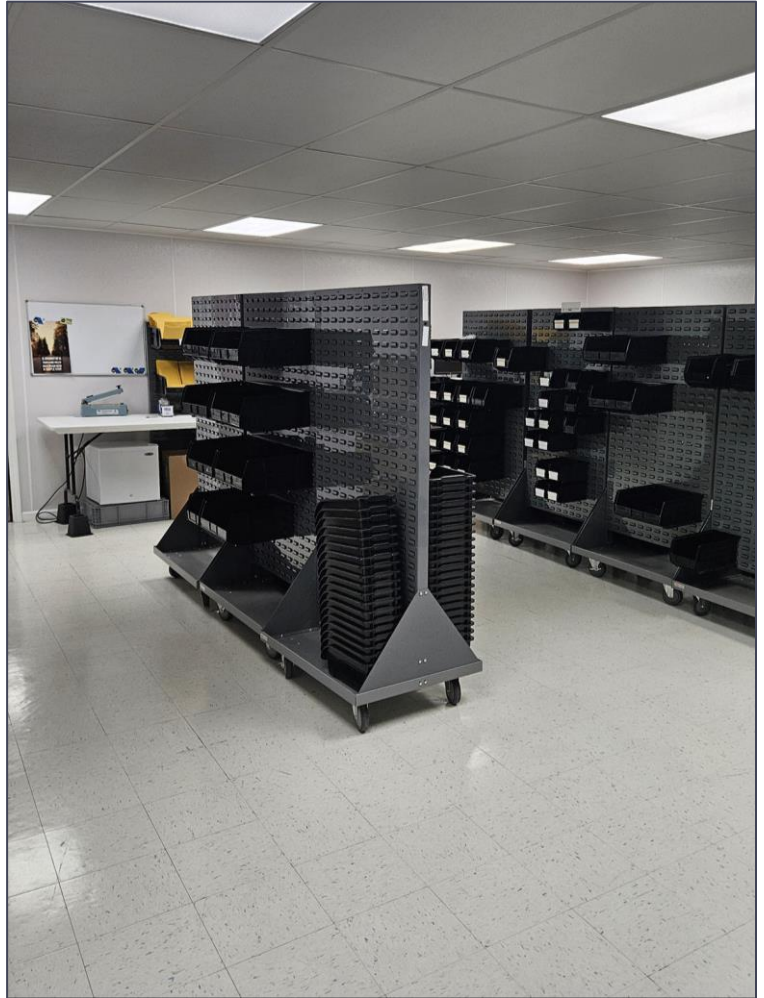
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Interior Photos



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Aerial



DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	7,736	\$75,524
3 MILE	50,194	\$95,865
5 MILE	118,907	\$97,891

TRAFFIC COUNTS (TWO-WAY)	
18,198	Chicago Dr at 12 th Ave
20,973	Chicago Dr at Cottonwood Dr
9,488	12 th Ave north of Chicago Dr
28,301	Chicago Dr at I-196

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