

**3015 W Shore Dr
Holland, MI 49424**



Geoff Brown

Broker/ Owner

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Michigan Appraisal License #6502431397

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🌐 <http://www.C2SGateway.com>

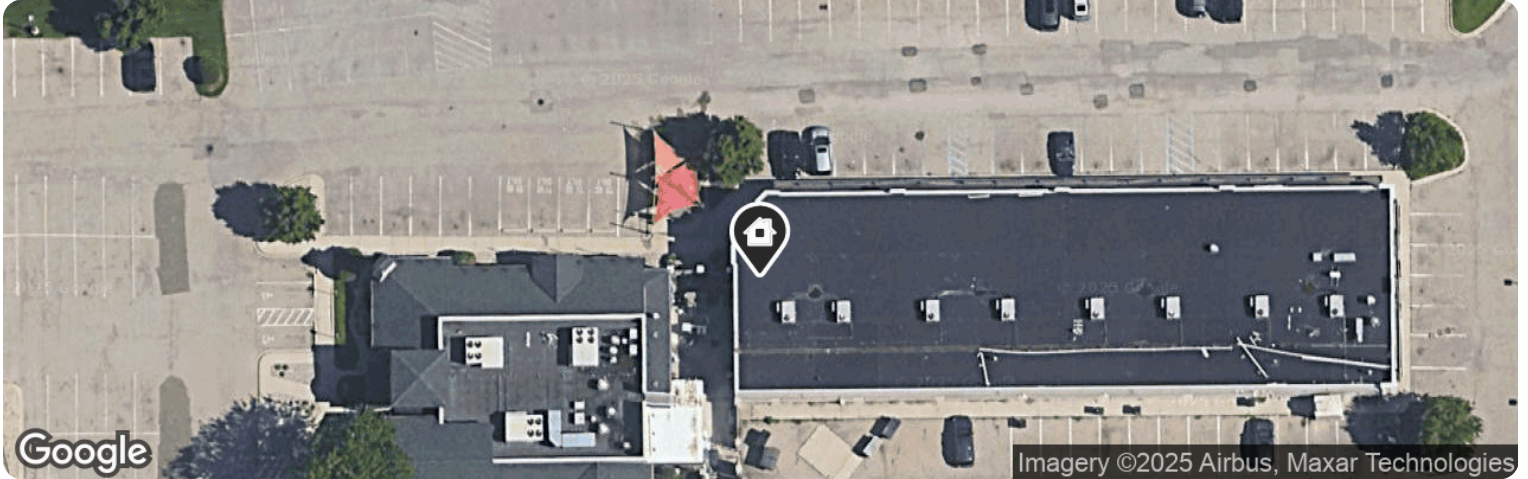


City2Shore Gateway Group

5596 Lake Michigan Drive

Allendale, MI 49401

3015 W Shore Dr, Holland, MI 49424



NEW Active / For Sale • New, Active: 11/17/2025

List Price
\$1,390,000
 Active Date 11/17/2025 Listing ID 25058699

Price Per Sq Ft
\$213

		
Retail	C-2	6,516
Type	Zoning	Sq Ft

Basic Facts

Type	Price by SqFt
Retail	\$213 per sq ft
Subtype	Zoning
Miscellaneous	C-2
Days in RPR	Land Use
22	Restaurant
Year Built	Multi Parcel
2003	No

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Property Information

Description

I'm excited to present a fantastic restaurant opportunity in Holland, Michigan! Perfectly situated on US-31 in the heart of Holland's thriving northside business district. This iconic, well-designed restaurant features beautiful architectural details throughout and offers incredible potential for your next concept. Whether you envision a steakhouse, brewery, or another standout dining experience, this location provides the ideal foundation. With a spacious parking lot offering 120 dedicated spaces and seating capacity for up to 245 guests, it's built to handle high traffic and strong demand. Opportunities like this don't come along often. The possibilities are endless to bring your vision to life and build a successful business in one of West Michigan's most desirable markets. There is a liquor license available, but not included. Ask for more details. Call Doug or Geoff today to schedule your showing

Investment Details

Terms Conventional, Cash

Property Features

LISTING

Construction Features	Stucco, Stone	Number of Buildings	1
Foundation Features	Slab	Road	Paved
Lot Size Dimensions	Irregular	Ceiling Height	Broadband
Cooling	Central Air	Heating	Forced Air
Utilities	Phone Available, Natural Gas, Electricity Connected, Cable Available, Natural Gas Available, Phone Connected, Electric - Available, Storm Sewer		

PUBLIC

Building Quality	D	Lot Size Sqft	117,525 sq ft
Lot Size Acres	2.70 acres	Building Sqft	6,516 sq ft

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Location Details

Directions to Property	US31 to Riley (East) to West Shore Dr. (South) to address. Right next door to Culvers.	Cross Streets	West Shore Dr. & Riley
Flood Zone	X (unshaded)		

Legal Description

Parcel Number	70-16-16-145-001	County	Ottawa County
Zoning	C-2	City/Municipality/Township	HOLLAND TWP
Census Tract	261390222.071012	Carrier Route	R027
Abbreviated Description	BLK:145 DIST:17 CITY/MUNI/TWP:HOLLAND TWP SUBD:CONDOMINIUM SUBD SEC/TWN/RNG/MER:SEC 16 TWN 05N RNG 15W UNIT 1 WEST SHORE BUSINESS CONDOMINIUM, MASTER DEED RECORDED IN OTTAWA COUNTY REGISTER OF DEEDS DOC #2010-0000453,	Current Use	Retail

Owner Facts

Owner Name (Public)	FAT BURRITO PROPERTIES LLC	Owner Name (Listing)	FAT BURRITO PROPERTIES LLC
Time Owned	0-5 Yrs	Mailing Address	3015 W Shore Dr Holland MI 49424-7508
Vesting	Company/Corporation		

Listing History

Current Records

Change Date	Description	Price	Change %
11/18/2025	New Listing	\$1,390,000	

Public Record History

Tax

Assessment Year	2025	2024	2023	2022	2021
Total Assessed Value	\$939,200	\$865,700	\$719,400	\$609,500	\$600,200
Assessor Market Value Year	2025	2024	2023	2022	2021
Total Assessor Market Value	\$1,878,400	\$1,731,400	\$1,438,800	\$1,219,000	\$1,200,400
Total Tax Amount	-	\$33,540	\$32,166	\$30,634	\$27,311
Assessed Value - Land	-	-	-	-	-
Assessed Value - Improvements	-	-	-	-	-
Assessor Market Value - Land	-	-	-	-	-
Assessor Market Value - Improvements	-	-	-	-	-

Listing Details

Listing ID	25058699	Listing Source	Michigan Regional Information Center - FBS
Listing Agreement	Exclusive Right to Sell(ER)	Showing Instructions	Please call or text listing Agent Doug Sheneman (616)610-0045 or Geoff Brown (616)366-6345 to arrange a showing time

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Listing Details

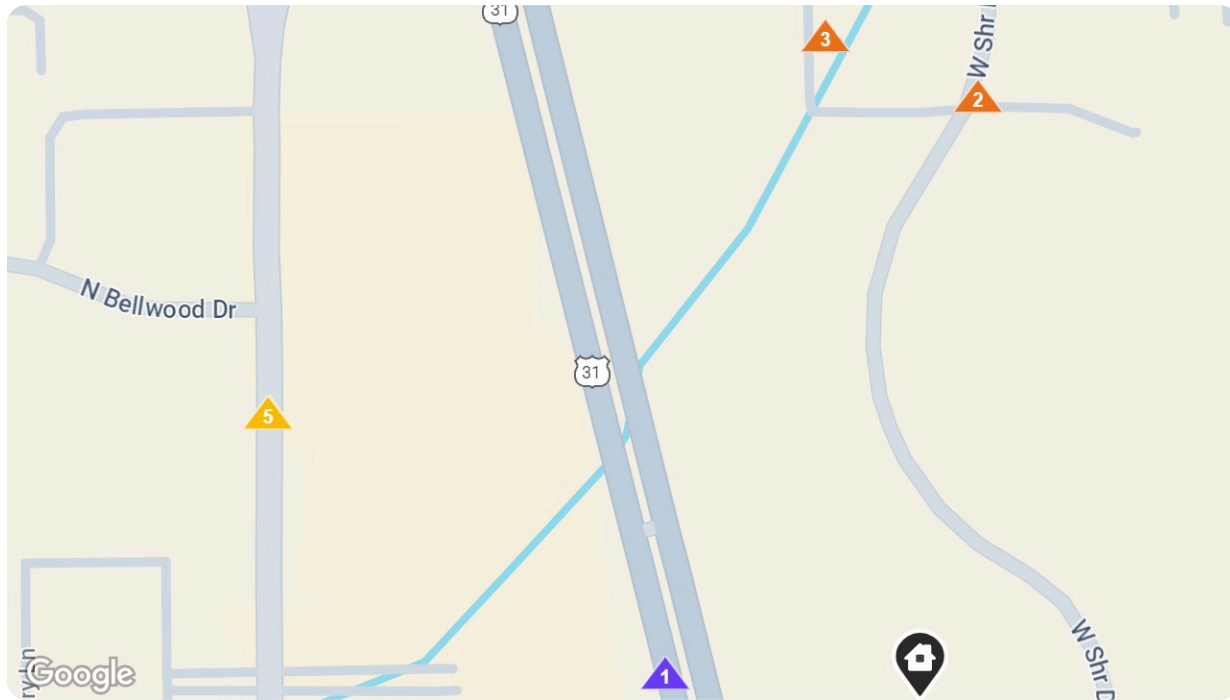
Possession

Close Plus 30 Days

Legal

BLK:145 DIST:17
CITY/MUNI/TWP:HOLLAND TWP
SUBD:CONDOMINIUM SUBD
SEC/TWN/RNG/MER:SEC 16 TWN
05N RNG 15W UNIT 1 WEST
SHORE BUSINESS CONDOMINIUM,
MASTER DEED RECORDED IN
OTTAWA COUNTY REGISTER OF
DEEDS DOC #2010-0000453,

Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

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Traffic Counts within 1 mile by Proximity

1 38,610

US Hwy 31

2024 Est. daily traffic counts

Cross: Riley St
Cross Dir: N
Distance: 0.24 miles

Historical counts

Year	▲ Count	Type
2015	▲ 40,200	AADT
2012	▲ 37,366	ADT
2011	▲ 36,597	ADT

2 9,153

W Shore Dr

2024 Est. daily traffic counts

Cross: Riley St
Cross Dir: N
Distance: 0.05 miles

Historical counts

Year	▲ Count	Type
2011	▲ 12,167	ADT
2009	▲ 7,859	ADT
2007	▲ 9,117	ADT
2005	▲ 7,035	ADT

3 6,763

Riley St

2024 Est. daily traffic counts

Cross: W Shore Dr
Cross Dir: NE
Distance: 0.06 miles

Historical counts

Year	▲ Count	Type
2005	▲ 7,463	ADT
2003	▲ 6,216	ADT
2001	▲ 5,974	ADT
1997	▲ 2,433	ADT
1995	▲ 1,898	ADT

4 3,471

Beeline Road

2022 Est. daily traffic counts

Cross: N Bellwood Dr
Cross Dir: -
Distance: -

Historical counts

Year	▲ Count	Type
2021	▲ 3,478	AADT
2020	▲ 3,207	AADT
2019	▲ 3,612	AADT
2018	▲ 3,538	AADT

5 3,445

BEELINE RD

2024 Est. daily traffic counts

Cross: N Bellwood Dr
Cross Dir: -
Distance: -

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

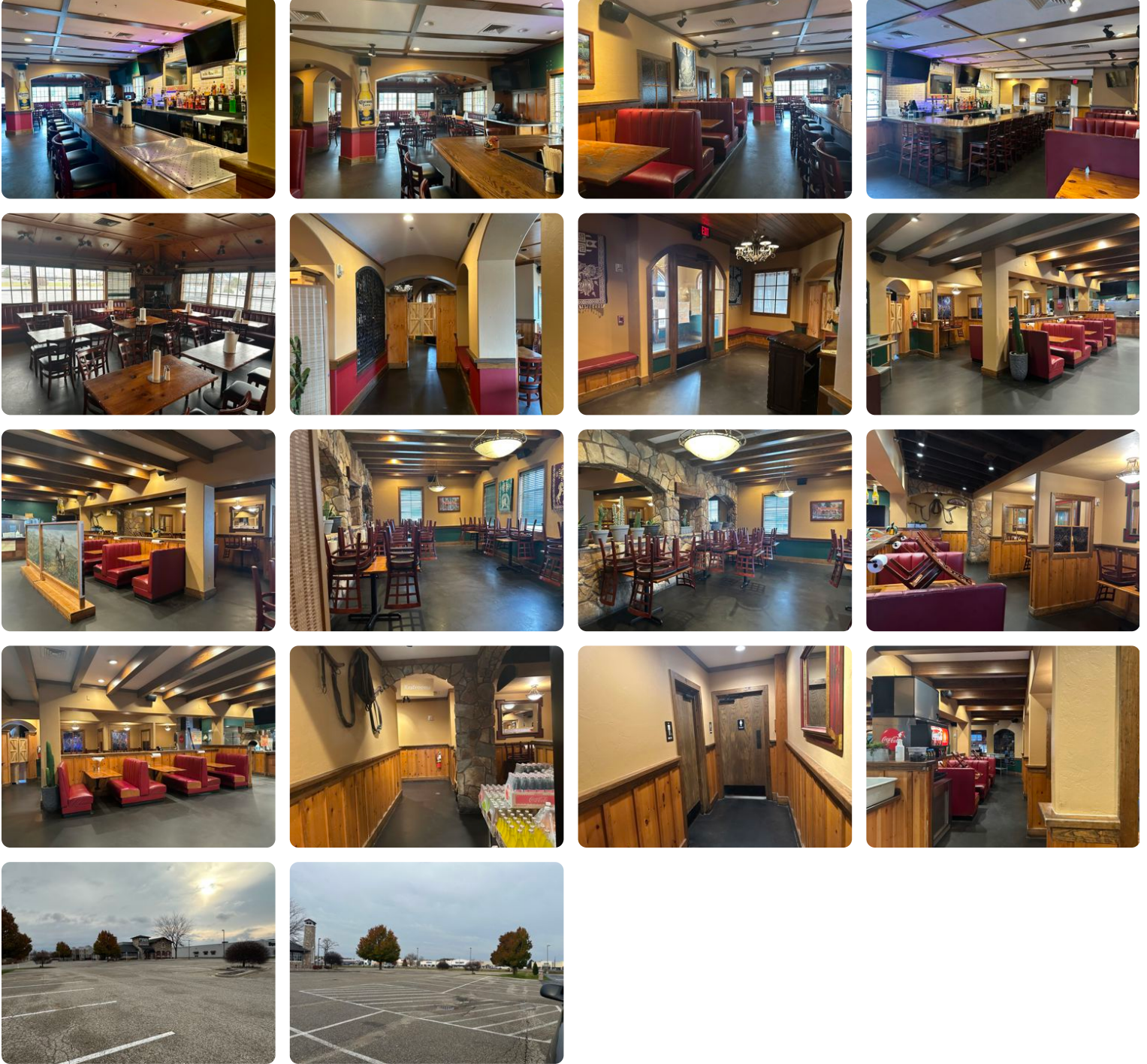
Photos

Listing Photos



Photos

Listing Photos



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