

FOR SALE & LEASE

115-121 Clover St,
Holland, MI 49423



Commercial Property split is an option for this 8 acre campus giving the buyer an opportunity to own a 29,000 sf building that is furnished and ready to occupy. A great opportunity for physical therapy, spa, fitness center, and many more options in this beautiful campus. The entire property includes approximately 54k sf of office space with potential for retail, medical, fitness, daycare, and more with a combination of open space, conference rooms for 50-75 persons, cubicles, and private offices. Recently renovated. Full break rooms on every floor. Quality build throughout with attention to detail. Open concept, interior brick and floor-to-ceiling glass. Designated break rooms and restrooms for each floor.

Don't miss this one!



OFFICE /COMMERCIAL BUILDING

5,500 - 53,804 SF

MYRA KEUNING

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FOR SALE/LEASE · 115-121 Clover St · Holland, MI 49423



SALE INFORMATION

Total SF	53,804 SF
Sales Price	\$5,230,000.00
Price/SF	\$97.20/SF
Terms	Cash/Conventional
Cap Rate	8.04%
Zoning	C-2
Taxing Authority	Holland Charter Township
County	Ottawa
RE Taxes (2023)	\$56,362.21
Taxable Value (2024)	\$1,181.250
SEV (2024)	\$2,307,500
APN	70-16-28-276-043

LEASE INFORMATION

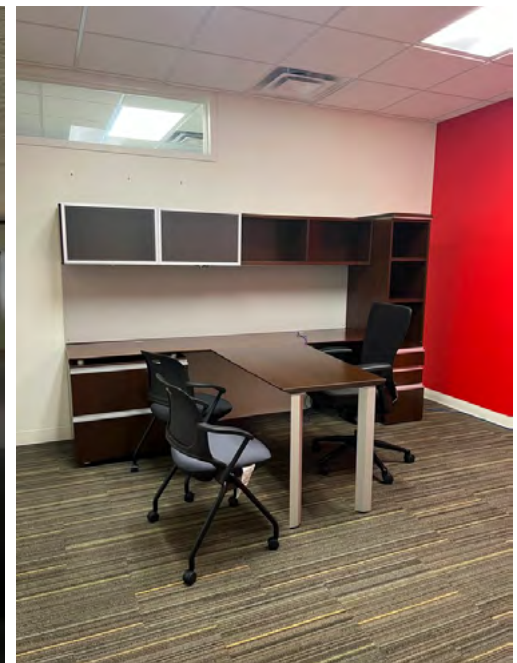
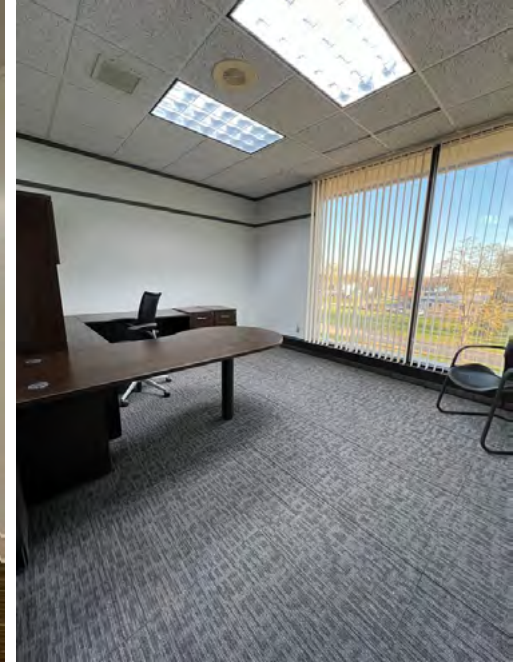
Available SF	5,500 SF
Price/SF	\$14.00/SF
CAM (Per SF/Year)	\$2.00
Monthly Price	\$7,333.33/Month
Lease Type	Modified Gross
Terms	Negotiable

BUILDING HIGHLIGHTS

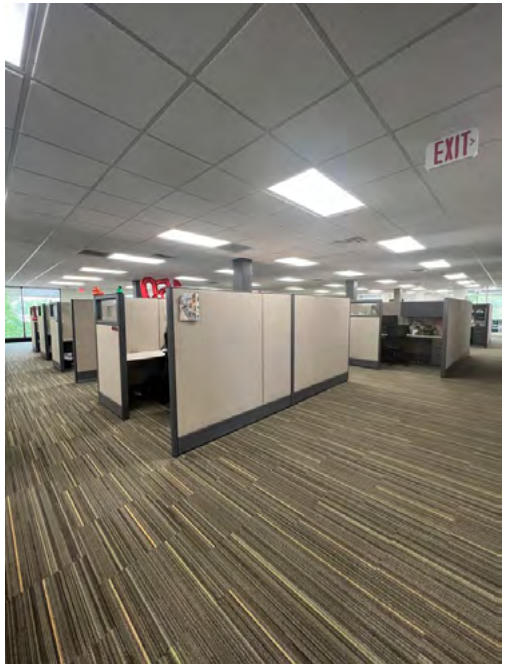
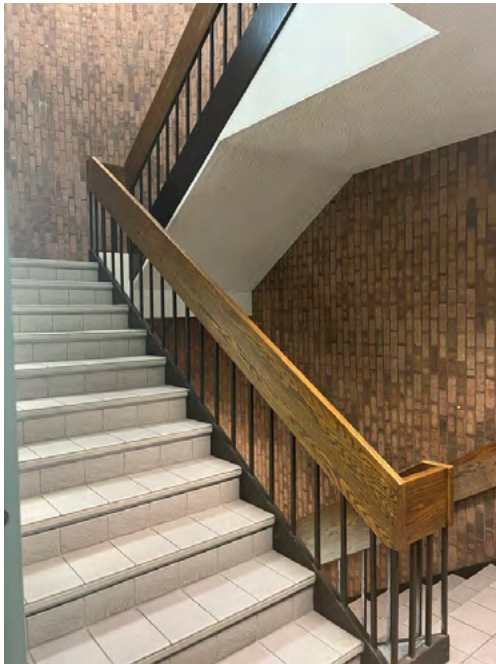
- 3-story office building
- 164 Parking spaces
- Private offices
- Common area
- Indirect office lighting
- Conference rooms for 40-50 people
- Dedicated Entrance from the parking area
- Existing furniture negotiable
- Great amount of natural light / windows
- Monument and Building signage options visible from US-31
- Sale includes two buildings (115 Clover St and 121 Clover St)



PHOTOS



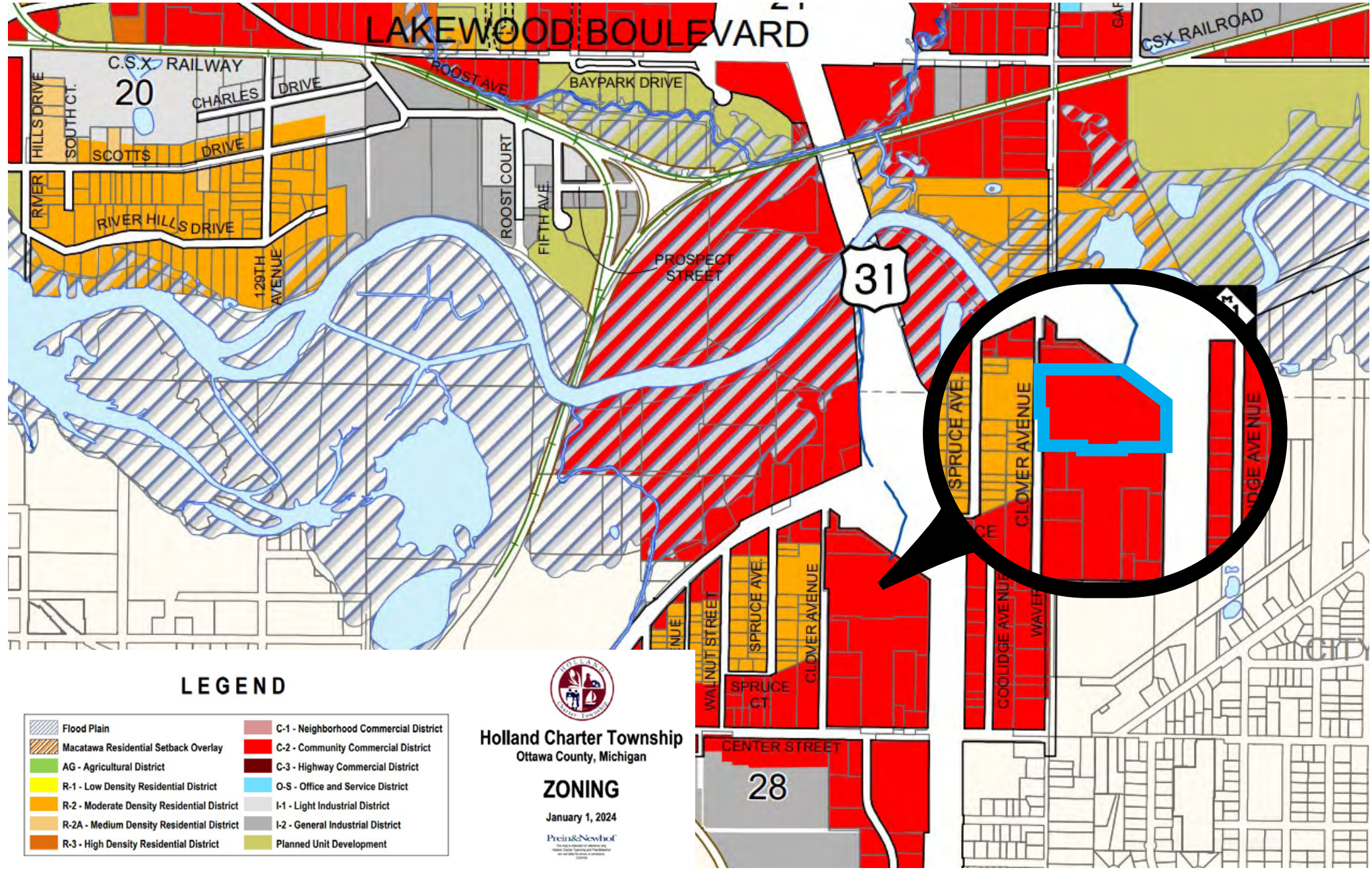
PHOTOS



ZONING INFORMATION

Use	C-1	C-2	C-3	O-S	Other
Amateur radio and over-the-air reception devices	P/S	P/S	P/S	P/S	<u>9.3</u>
Animal services — Animal clinic/hospital, kennel, rescue or shelter		S		S	
Banquet hall		P	P		
Community cultural facility	P	P	P		
Contractors facility		S	S		
Day care, child care center	P	P		P	
Dwelling over commercial or office use	S	S			
Food processing, small scale	P	P			
Food truck	P	P	P	P	<u>9.11</u>
Funeral home	S	S		S	
Governmental facility	P	P	P	P	
Greenhouses and nursery, accessory landscape business (indoor)		S			
Hotel/motel		S	P		
Housing — Independent, assisted, convalescent and nursing				S	
Marina and boat storage		S			
Medical services, clinics and medical offices	P	P	P	P	
Medical services, hospital				S	
Meeting facility	P	P	P	P	
Mini-warehouse/self-storage		S			<u>9.17</u>
Offices and services	P	P	P	P	
Offices and services, temporary office	P	P	P	P	<u>9.18</u>
Offices and services with a drive through facility		P	P	P	
Outdoor display, sales, not including vehicle and equipment sales		S	S		<u>9.19</u>
Outdoor display, sales, temporary	P	P	P	P	<u>9.20</u>
Parking facility, public or commercial		S	S		
Place of worship		P	P	S	
Public utility facility	S	S	S	S	<u>9.23</u>
Recreation facility, commercial, indoor		S	S		<u>9.24</u>
Recreation facility, commercial, outdoor		S	S		<u>9.24</u>
Recreation facility, community-based, public, indoor	P	P	P		
Recreation facility, community-based, public, outdoor	P	P	P		
Restaurant	P	P	P	P	
Restaurant with drive-through	S	P	P	P	
Restaurant with micro-brewery, small distillery or small winery	P	P			
Retail	P	P	P		
School, college or university private and specialized training, with or without farm animals	S	S	S	S	<u>9.14</u>
Service station		S	P		
Sexually oriented business			S		<u>9.25</u>
Solar energy collector, building-mounted	P	P	P	P	<u>9.26</u>
Solar energy collector, ground-mounted	S	S	S	S	<u>9.26</u>
Special events	P	P	P	P	<u>9.27</u>
Theater		S	S		
Vehicle repair		S	S		
Vehicle wash		S	S		
Vehicle, recreational equipment, manufactured homes, heavy equipment sales and rental		S	S		<u>9.19</u>
Warehousing		S	S		
Wind energy — Anemometer	P	P	P	P	<u>9.28</u>
Wind energy — SSMWET, STMWET	S	S	S	S	<u>9.28</u>
Winery, small; distillery, small; micro-brewery; tavern	S	P	P	S	
Wireless communications	S	S	S	S	<u>9.29</u>
Wireless communications, collocation	P	P	P	P	<u>9.29</u>

ZONING INFORMATION



AERIAL MAP



E 8th Street



YOUR PREMIER BROKER IN WEST MICHIGAN



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Lakeshore Commercial Real Estate has over 100 years of experience in the industry. We have seen many changes and evolutions over the years, but our focus has always remained the same: to serve businesses in our community and help them achieve their success. We specialize in all aspects of commercial real estate, including sales, management, and leasing. We have a deep understanding of the local market and the unique needs of different businesses. We use our expertise to help our clients find the right property, negotiate the best deals, and manage their properties efficiently and effectively. We don't just have you covered on the Lakeshore. We have created excellent relationships with brokers outside of the Lakeshore area to ensure we are serving you best. We are committed to our clients and their success. We work closely with each client to understand their needs and goals, and we develop customized solutions to help them achieve those goals.