



3340 Division Ave S
Grand Rapids, Michigan 49548

Property Highlights

- 98' X 48' building with two overhead drive in doors.
- New roof installed Spring 2020.
- Great conversion possibilities: Subject to municipal approval.
- 1.053 acres with 316' frontage on Division at 34th St.
- Large pylon sign.



For More Information

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Property Overview

3340 Division Ave S
Grand Rapids, Michigan 49548

Property Information

| | |
|-----------------------------|--------------------------------|
| Location: | South Division at 34th Street. |
| Total Building Size: | 4,628 SF |
| Year Built: | 1950 |
| Acreage: | 1.053 Acres |
| Signage: | Pylon |
| Parking: | Ample on-site lot |
| Zoning: | FBC |

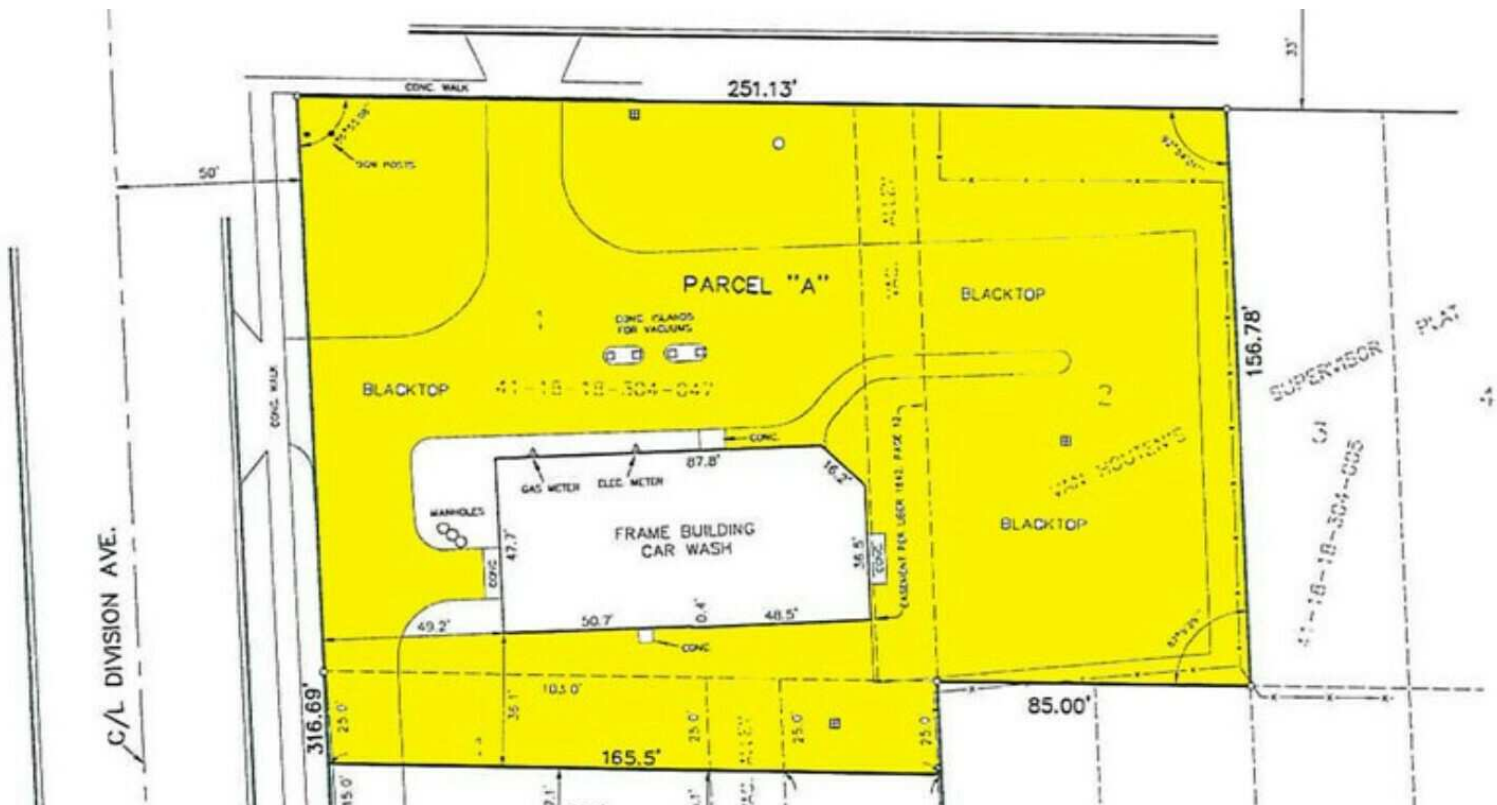


Sale Overview

3340 Division Ave S
Grand Rapids, Michigan 49548

Sale Information

| | |
|---------------|------------------|
| Price: | \$650,000.00 |
| Per SF: | \$140.45 |
| PPN: | 41-18-18-304-048 |
| Summer Taxes: | \$4,877.00 |
| Winter Taxes: | \$1,569.00 |
| Total Taxes: | \$6,446.00 |



Lease Overview

3340 Division Ave S
Grand Rapids, Michigan 49548

Lease Information

| | |
|----------------------------|---|
| Lease Type: | NNN |
| Terms: | 36-60 months with renewal options. |
| Tenant Provides: | All utilities. All non-structural maintenance and repairs, including HVAC. Snowplowing and lawn care. |
| PPN: | 41-18-18-304-048 |
| Total Taxes (2023): | \$6,446.00 |

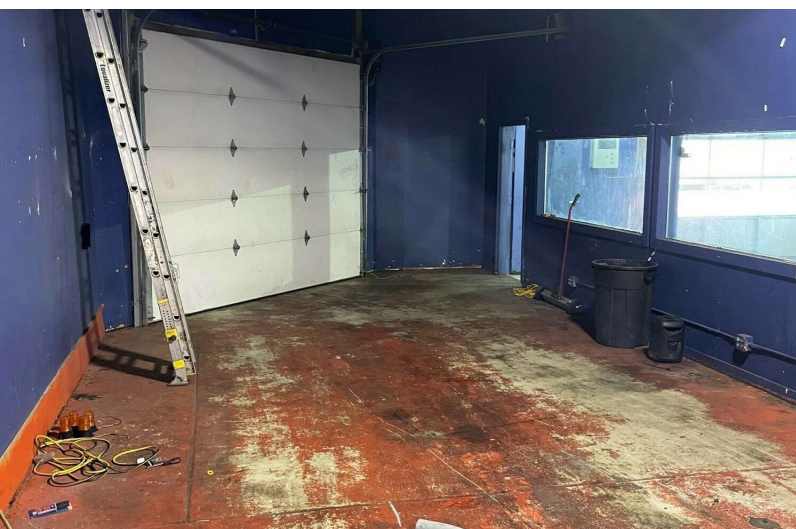
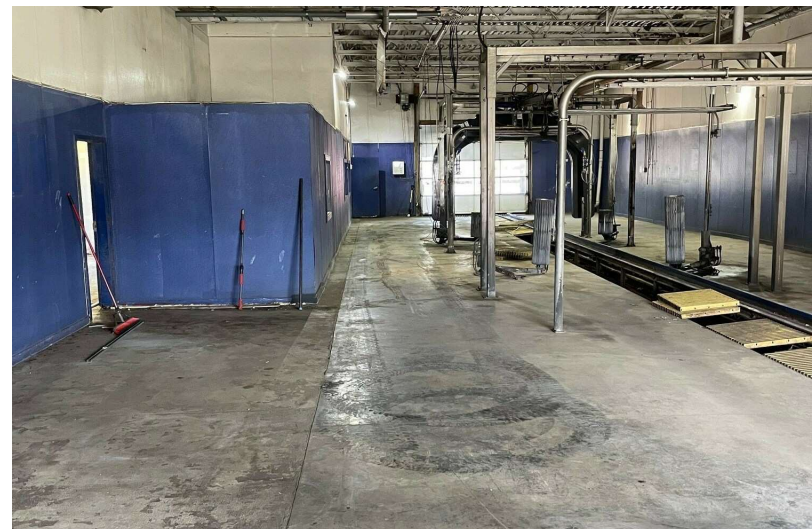
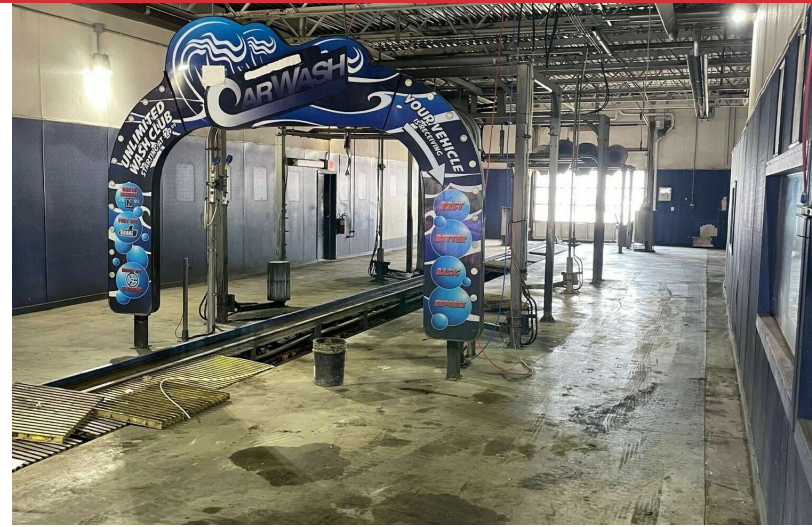
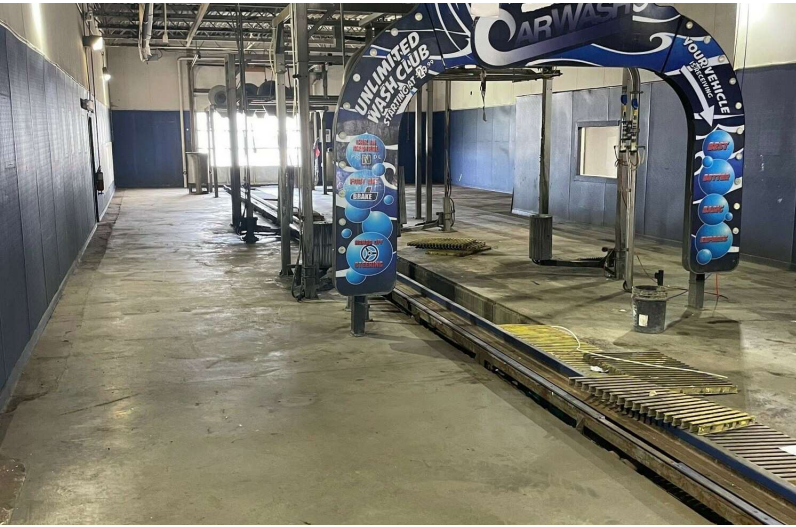
Availability

| SUITE | RENTABLE SF | RATE / SF / YR | MONTHLY RENT | NNN CHARGE MONTHLY | TOTAL MONTHLY RENT |
|----------------------------|-------------|----------------|--------------|--------------------|--------------------|
| 3340 S Division Ave | 4,628 SF | \$6.50 | \$2,506.83 | \$641.25 | \$3,148.08 |



Additional Photos

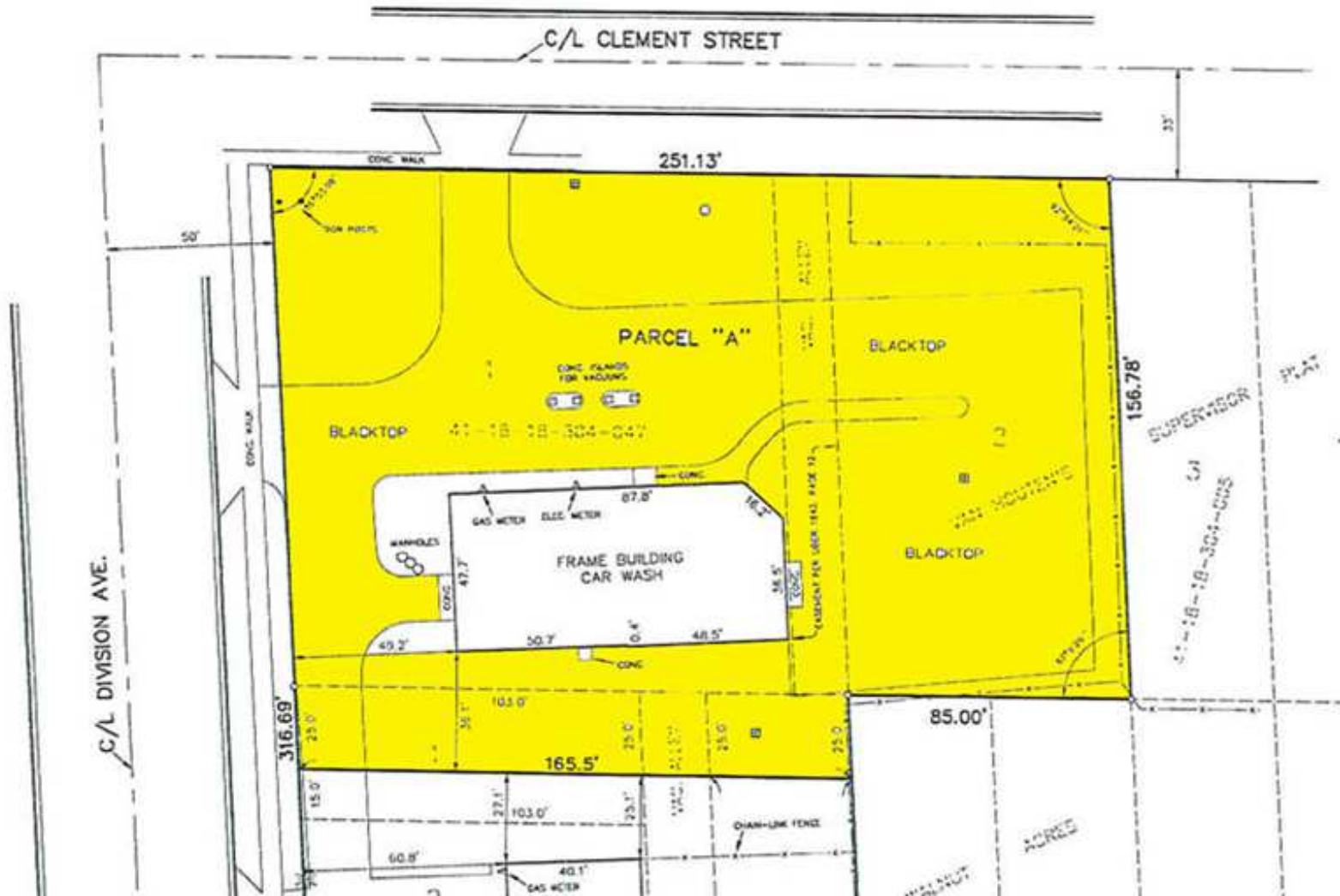
3340 Division Ave S
Grand Rapids, Michigan 49548



Parcel

3340 Division Ave S
Grand Rapids, Michigan 49548





| TABLE 90-1408 CORRIDOR GENERAL AREA (CG) | | | | | | | | | |
|---|--------------------|------------------------|-----------------|--------------------|-----------|----------|------------------|---------------------|----------------|
| Specific Use | Mixed Use Building | Zero Lot Line Building | Retail Building | Live/Work Building | Apartment | Rowhouse | Two-Family House | Single-Family House | Civic Building |
| Accessory uses | P | P | P | P | P | | | | P |
| Any use in retail sales of 20,000 square feet or more | P | P | P | | | | | | |
| Apparel shop | P | P | P | P | | | | | |
| Art, including art work, art supplies and framing materials | P | P | P | P | | | | | |
| Automobile gasoline/convenience store | | | P ^D | | | | | | |
| Automobile repair and service entirely within an enclosed building, except body shops, painting and refinishing, automobile washes, automobile gasoline and automobile service stations | | | | | | | | | |
| Automobile sales | | | | | | | | | |
| Automobile, motorcycle, trailer, recreational vehicle or boat showrooms | | | | | | | | | |
| Baked goods | P | P | P | P | | | | | |
| Bank and financial institution | P | | | | | | | | |
| Barbershop | P | | | P | P# | | | | |
| Beauty shop | P | | | P | P# | | | | |
| Bowling alley | | | | | | | | | |
| Bus transfer station | P | | | | | | | | P |
| Business office | P | P ^D | P ^D | P | P# | | | | |
| Business service establishments | P | P ^D | P ^D | P | P# | | | | |

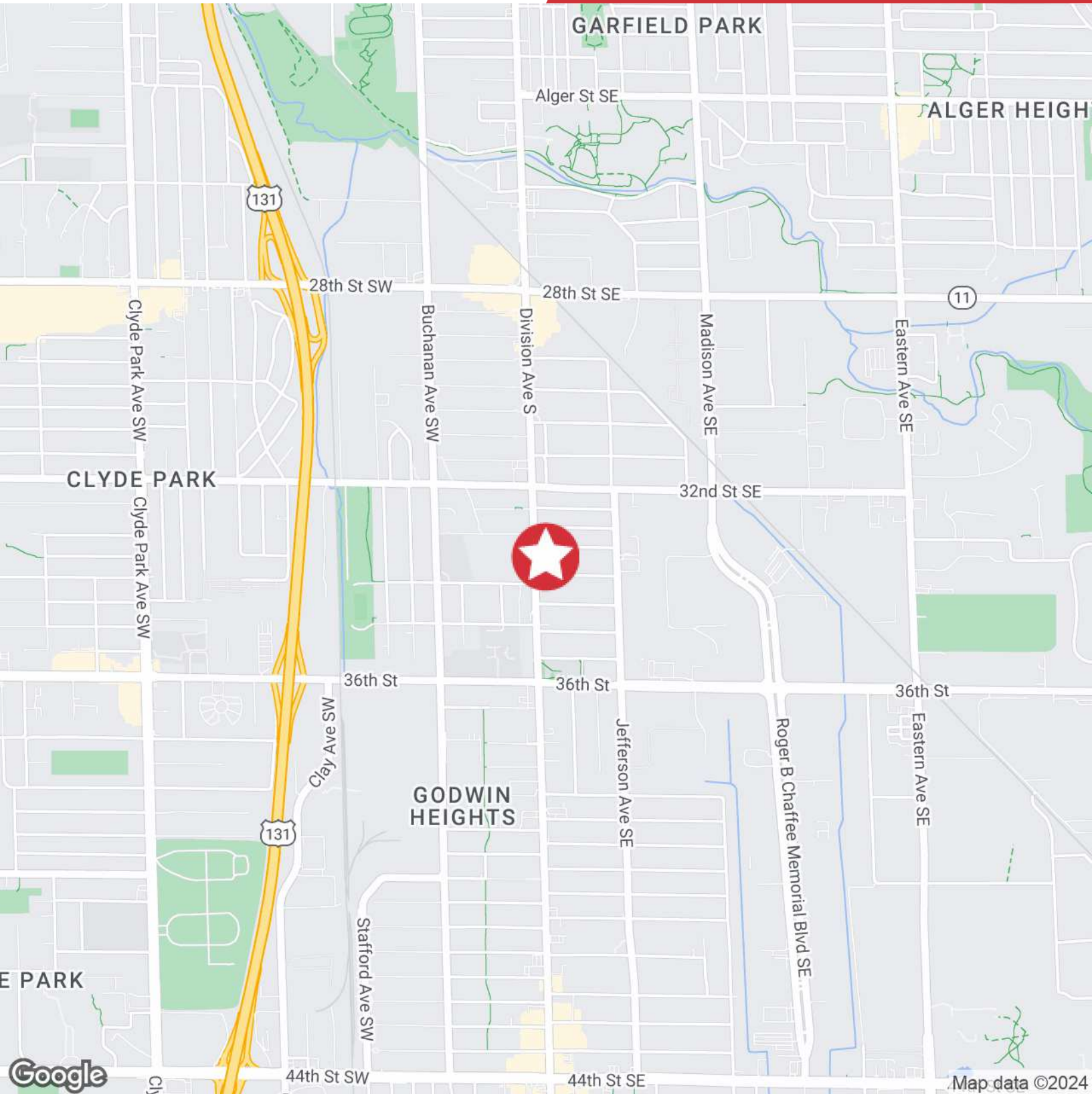
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| Car wash | | | S ^D | | | | | | |
| College or university | | | | | | | | | P |
| Commercial greenhouse | S ^D | | S ^D | | | | | | |
| Community center | P | | | | | | | | |
| Convalescent or nursing homes | | | | | | | | | |
| Dance hall/nightclub | S | S | S | | | | | | |
| Delicatessen | P | P | P | P | | | | | |
| Drive-through establishments | S | S | S | | | | | | |
| Drugstore | P | P | P | P | | | | | |
| Dry cleaning establishment (per <u>90-401B</u> (5) (c)) | | P | P | | | | | | |
| Eating and drinking establishments (without drive-through service) | P | P | P | | P# | | | | |
| Flower shop | P | P | P | P | | | | | |
| Funeral homes or mortuaries | | | | | | | | | |
| General merchandise store | P | P | P | P | | | | | |
| Grocery | P | P | P | P | P# | | | | |
| Hardware store, paint and wallpaper | P | P | P | P | | | | | |
| Health and fitness | P | | | | P# | | | | |
| Hotel | P\$ | | | | | | | | |
| Indoor skating rink | | | | | | | | | |

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| Indoor theater | P | P | P | | | | | | |
| Medical office | P | P ^D | P ^D | P | P# | | | | |
| Microbrewery, small distiller | P | P | P | | | | | | |
| Multiple family dwellings | P\$ | | | P | P | | | | |
| Municipal uses | | | | | | | | | P |
| Nursery schools, day nurseries, and dependent care facilities for seven or more people | P\$ | | | P | P# | | | | |
| Open air business | | | S | | | | | | |
| Outdoor eating and drinking establishments having table service when part of an indoor eating and drinking establishment | P | P | P | | | | | | |
| Parking structures | | | | | | | | | |
| Photographic studio | P | P | P | P | | | | | |
| Pool hall/billiards | | | | | | | | | |
| Printing and publishing | P | | | P | | | | | |
| Professional office | P | P ^D | P ^D | P | P# | | | | |
| Religious or social service assembly | | | | | | | | | |
| Secondhand business | S | S | S | | | | | | |
| Self-service laundry and dry cleaning | P | | | | | | | | |
| Single-family detached dwelling | | | | | | | | | |
| State licensed residential facility | | | | | | | | | |

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| Two-family dwellings/rowhouses | | | | | | | | | |
| Veterinary hospitals and clinics, excluding outdoor use of property for exercise yards or pens | P# | | P | | | | | | |
| P = Permitted use. P ^D = Permitted in Division Avenue Form Based Code Area only. P\$ = Permitted use on floors two and above. P# = Permitted use on first floor only. S = Special Land Use. Blank cell = Use not permitted. | | | | | | | | | |

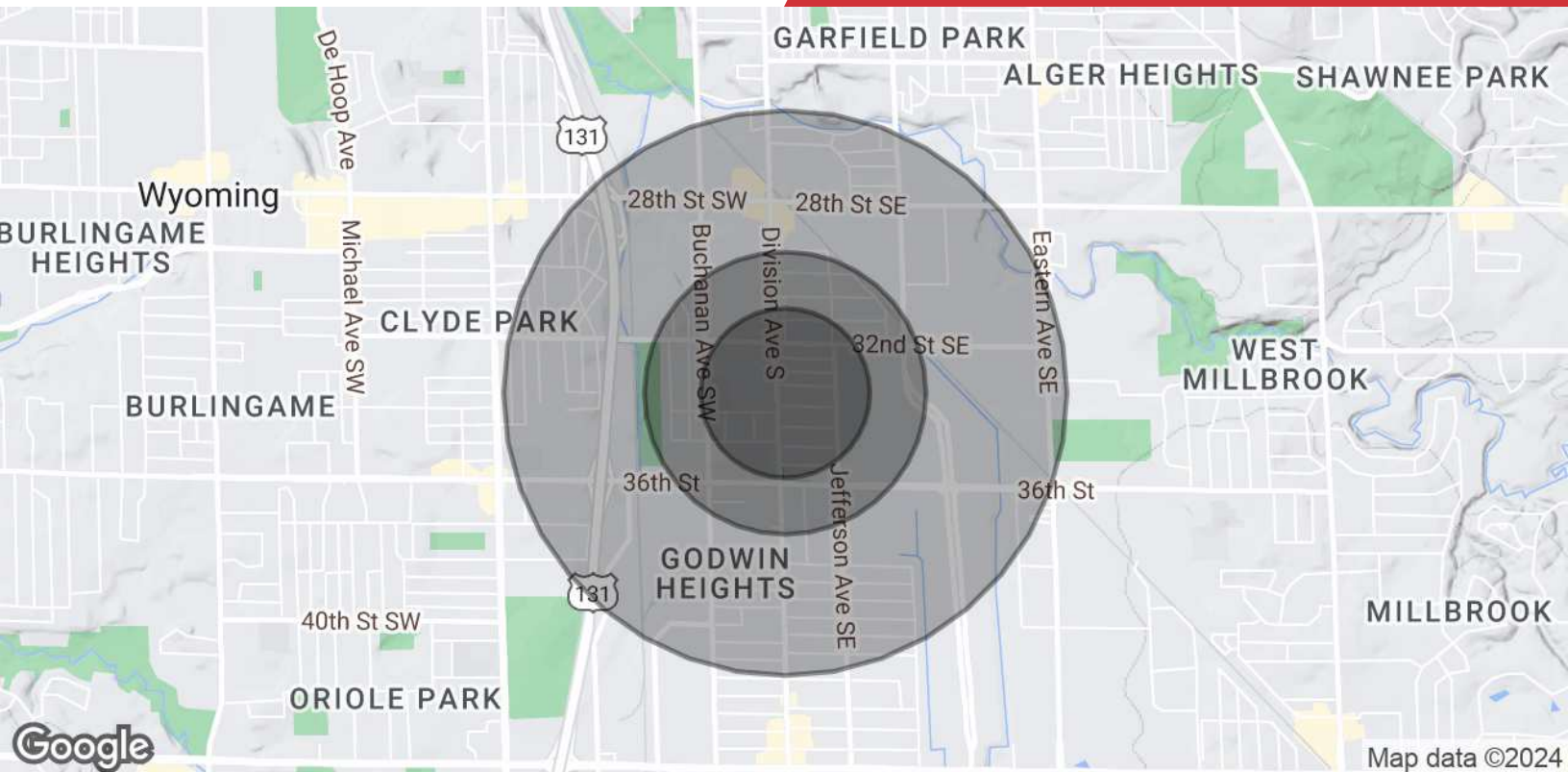
Location Map

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Demographics Map & Report

3340 Division Ave S
Grand Rapids, Michigan 49548



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|-----------------------------|-----------|-----------|-----------|
| Total Population | 1,031 | 3,072 | 10,097 |
| Average Age | 37 | 37 | 37 |
| Average Age (Male) | 36 | 36 | 37 |
| Average Age (Female) | 37 | 37 | 37 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 357 | 1,073 | 3,655 |
| # of Persons per HH | 2.9 | 2.9 | 2.8 |
| Average HH Income | \$73,961 | \$72,891 | \$73,562 |
| Average House Value | \$234,352 | \$217,187 | \$210,203 |

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.