

FOR SALE · COMMERCIAL OFFICE

224 S Weaver Avenue

Fremont, Michigan



OFFERED AT

\$280,000

1,756 SF Total Building
~1,200 SF Owner-Occupant Space
\$700/mo Tenant Income (3-Yr MG)

Beautifully Renovated Professional Office with Built-In Income

Rare opportunity to own a fully renovated, move-in-ready professional office building in the heart of Fremont. This 1,756 SF property offers a turnkey solution for any office user — medical, professional, or service-based — with a built-in tenant helping cover the mortgage from day one.

The main floor (~1,200 SF) is ideal for an owner-occupant looking for a polished, professional space ready to make their own. The upper level is leased to a stable tenant at \$700/month on a 3-year modified gross lease, with the tenant covering electric, gas, and insurance — keeping your operating cost exposure minimal.

MAJOR 2025 CAPITAL IMPROVEMENTS

- New roof (2025)
- New HVAC system (2025)
- Basement professionally waterproofed and sealed by Groundworks (2025)
- New furnace and water heater serving the upper level

Clint Herrema

BRIDGE COMMERCIAL REALTY, LLC

616-238-7550

clint@bridgecommercialrealty.com

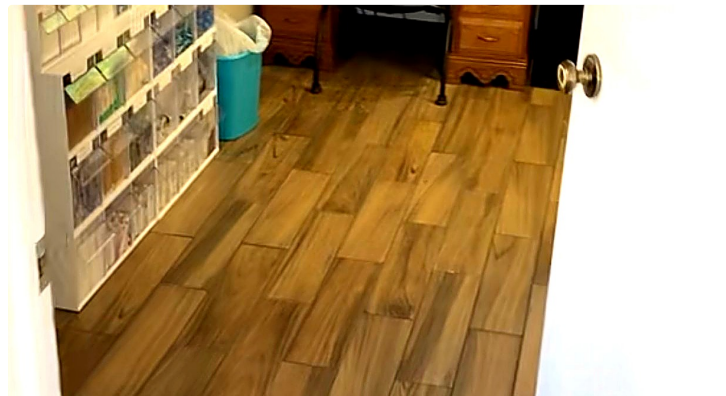
PROPERTY TOUR

224 S Weaver Ave · Fremont, MI



INTERIOR HIGHLIGHTS

A Turnkey Professional Setting



TOTAL BUILDING

1,756 SF

Two-level structure

OWNER SPACE

~1,200 SF

Main floor

USE TYPE

Office

Medical · Professional · Service

IN-PLACE TENANT INCOME

Upper level leased on a 3-year modified gross lease. Tenant covers electric, gas, and insurance — minimizing operating cost exposure for the owner.

\$700/mo

\$8,400 annual

Whether you're a professional looking to own rather than rent, a small business planting permanent roots, or an investor seeking a stabilized mixed-use asset in West Michigan — 224 S Weaver delivers immediate cash flow, recent infrastructure upgrades, and a clean professional footprint. **Schedule your private tour today.**

Information from sources deemed reliable; no representation or warranty made. Buyer to verify all details. Listed by Bridge Commercial Realty, LLC.

Clint Herrema

BRIDGE COMMERCIAL REALTY, LLC

616-238-7550

clint@bridgecommercialrealty.com