

1353 KALAMAZOO AVE SE  
GRAND RAPIDS, MICHIGAN

RETAIL/INVESTMENT FOR SALE  
4,095 Square Feet Available



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ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

**BOSTON SQUARE**

**PRICE REDUCED**



## PROPERTY FEATURES

- 4,095 total building square footage
- Located on 0.184 acre corner
- Zoned TN-TBA
- Built in 1910; Retrofit 1960
- Sale Price: ~~\$650,000~~ \$610,000 (\$148.96/sf)

Comments: This Multi Use, two-story building is in the heart of Boston Square which is part of Grand Rapids Amplify 2.0's neighborhood revitalization project. Excellent opportunity to live/work with a dynamic and growing community. Great as an investment property. Great for coffee, Cafe, restaurant, clothing store. Ample street parking and two ingress/egress. New Furnace installed in 2017. New AC/HVAC., tankless water heater, and new roof all Installed in 2018. Roof still has 15-year transferable warranty. There are two 2-bedroom, one bath units on the second floor. One is vacant and one is occupied.



For more information, please contact:

**JOE RIZQALLAH**

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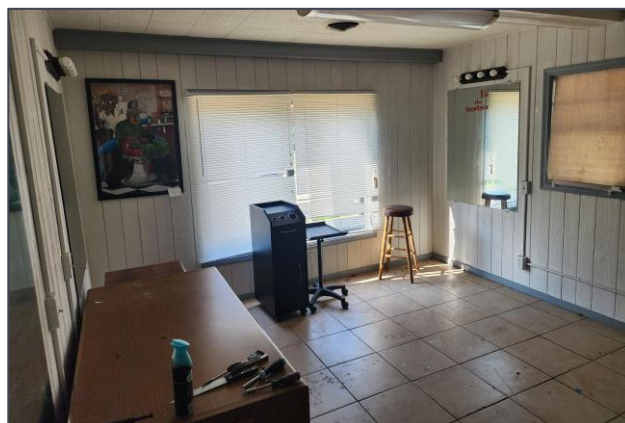


# 1353 Kalamazoo Avenue SE – Grand Rapids, MI

## Retail/Investment for Sale

4,095  
Square Feet  
AVAILABLE

### Additional Photos



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# 1353 Kalamazoo Avenue SE – Grand Rapids, MI

Retail/Investment for Sale

4,095  
Square Feet  
AVAILABLE

## Aerial



### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	22,156	\$65,109
3 MILE	138,043	\$73,087
5 MILE	292,566	\$69,900

### TRAFFIC COUNTS (TWO-WAY)

9,167	Kalamazoo Ave south of Hall St
13,508	Hall St west of Kalamazoo Ave
5,607	Hall St east of Kalamazoo Ave
14,515	Hall St west of Eastern Ave

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