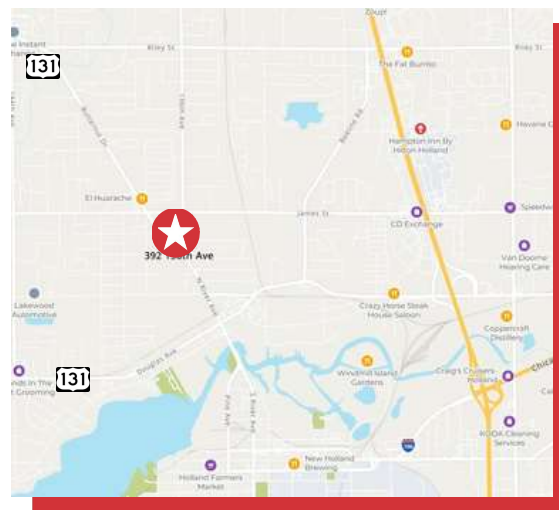




392 136th AVE., HOLLAND, MI 49424

Retail / Office For Sale

- 4,441 SF building situated on 1.29 acres
- Currently vacant and configured as office/showroom space
- Originally constructed as a bank, featuring three (3) drive-thru lanes
- Multiple access points: one on Butternut Drive and two on 136th Avenue
- High-visibility pylon signage available on both Butternut Drive (14,000+ VPD) and 136th Avenue (13,000+ VPD)
- No deed restrictions for banks or financial institutions
- C-2 Commercial Zoning, allowing a wide range of retail, office, medical, and service uses



LISTING AGENT:

CHANDLER KENNEL

O: 616.575.7006 | C: 443.974.1957
chandlerk@naiwwm.com

STAY CONNECTED



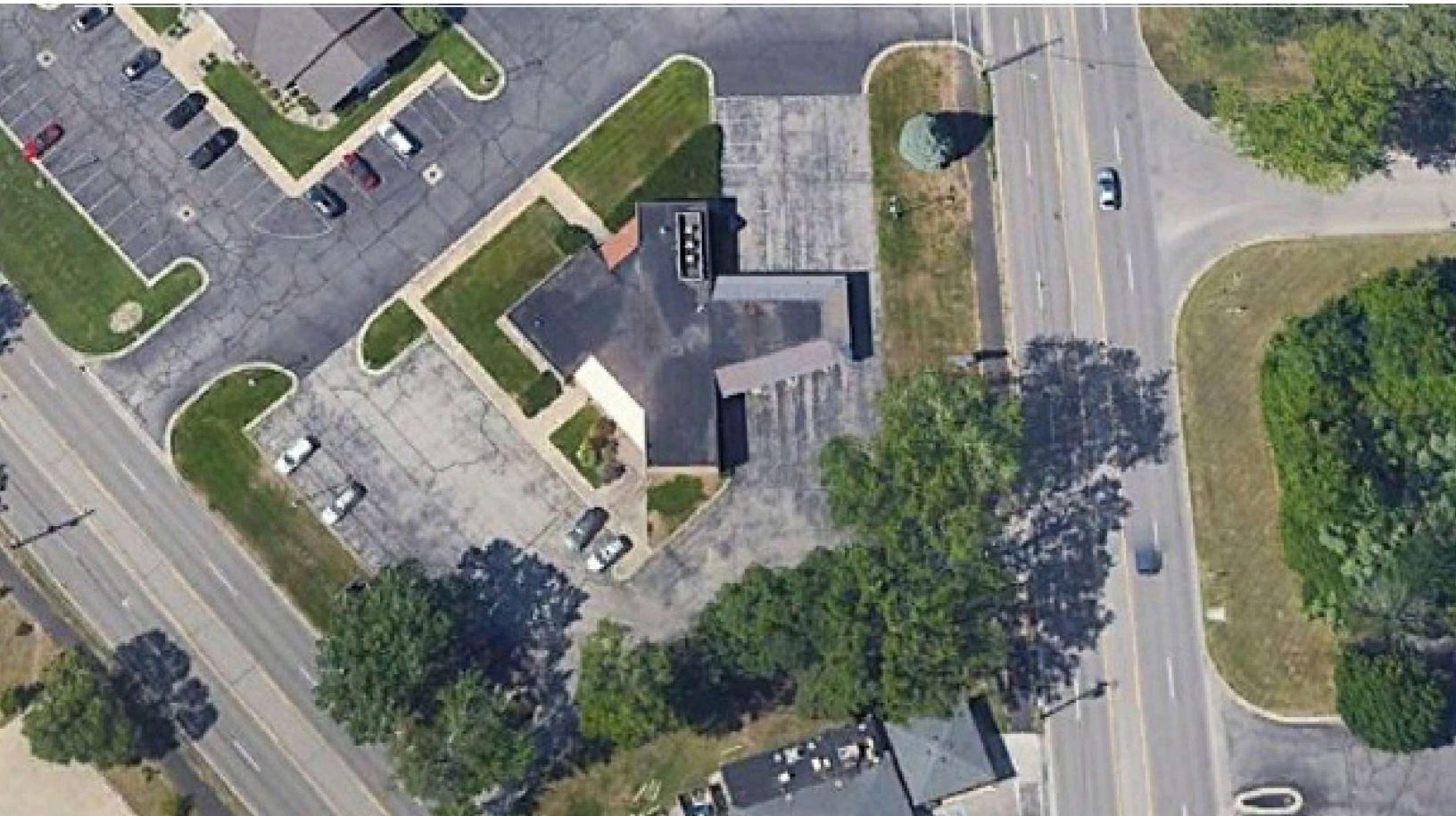
naiwwm.com
616.776.0100

PROPERTY OVERVIEW

PARCEL DESCRIPTION: PART OF NE 1/4 COM S 860.02 FT FROM NE SEC COR, TH W 29.64 FT, NW'LY 24.35 FT ALG A 21.5 FT RAD CURVE TO LEFT (CHD BEARS N 57D22M 44S W 23.07 FT), N 89D 49M 07S W 6.25 FT, S 87D 16M 15S W 89.16 FT, SW'LY 7.42 FT ALG A 11 FT RAD CURVE TO LEFT (CHD BEARS S 67D56M 11S W 7.28 FT), S 48D 36M 06S W 133.05 FT, SW'LY 8.2 FT ALG A 38.5 FT RAD CURVE TO RT (CHD BEARS S 54D 42M W 8.18 FT), S 66D 22MW 65.57 FT, S 48D 36M 06S W 14.38 FT, SW'LY 23.87 FT ALG A 21.5 FT RAD CURVE TO LEFT (CHD BEARS S 16D 47M 29S W 22.67 FT), S 49D 24M45S W 29.34 FT TO CEN LI OF BUTTERNUT DR, S 40D 35M 15S E 210.5 FT, N 48D 29M 53S E 126 FT, S 89D 05M 08S E 43 FT, N 68D 59M 20S E 88.9FT, TH N 208.99 FT TO BEG. SEC 19 T5N R15W 1.7 AC.

PROPERTY INFORMATION

Location:	West side of 136 th Ave just south of James Street.
Total Building Size:	4,441 SF
Year Built:	1974
Municipality:	Holland Charter Township
Acreage:	1.29 acres
PPN:	70-16-19-200-019
Signage:	2 Pylons & Building
Parking:	On-Site; Surface Lot
Zoning:	Commercial



SALE OVERVIEW

PROPERTY INFORMATION

Price:	\$695,000.00
Per SF:	\$34.06
SEV 2024:	\$395,100
Taxable Value 2024:	\$241,933
Summer Taxes 2024:	\$9,897
Winter Taxes 2024:	\$1,815
Total Taxes 2024 (3 parcels):	\$11,712
Terms:	Cash/Conventional
Possession:	at closing



We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

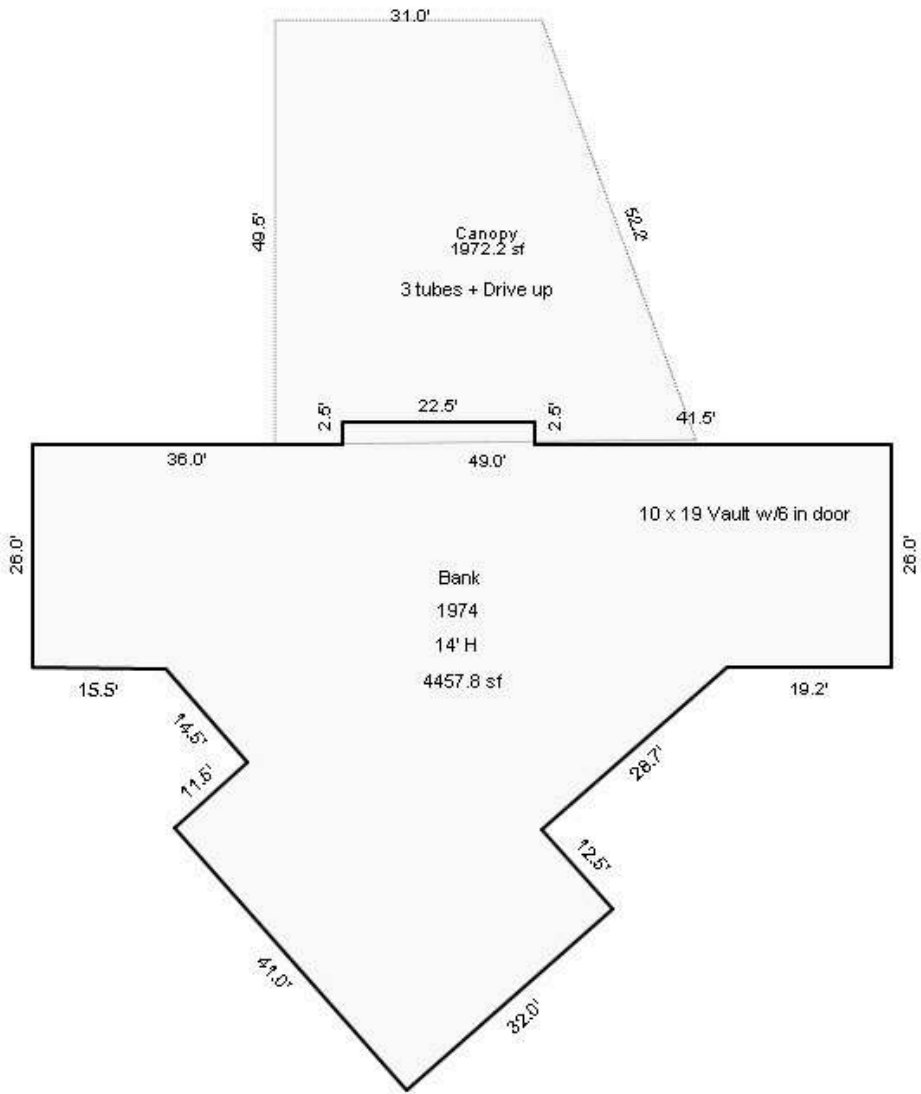
INTERIOR PHOTOS



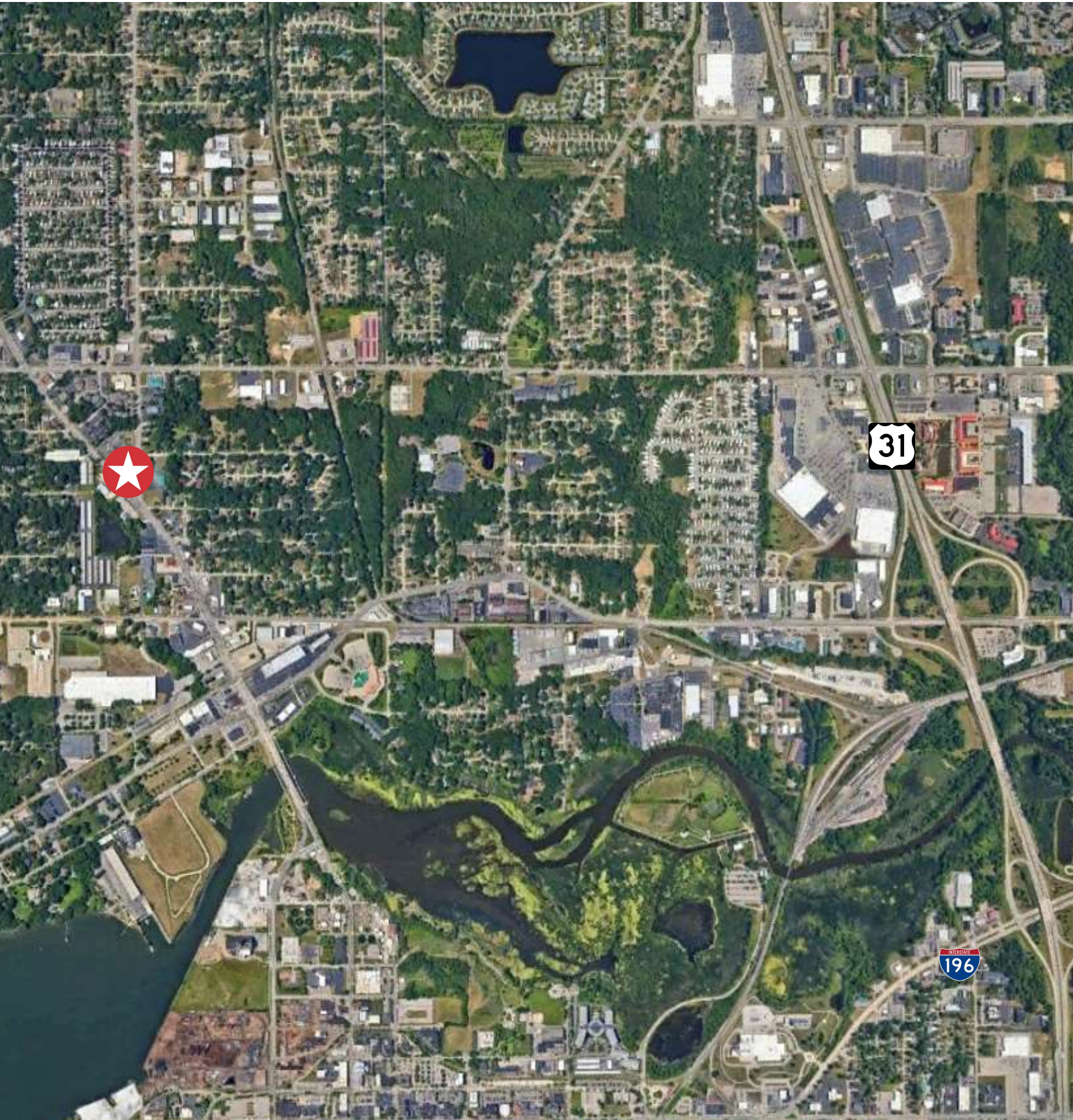
EXTERIOR PHOTOS



SITE PLAN

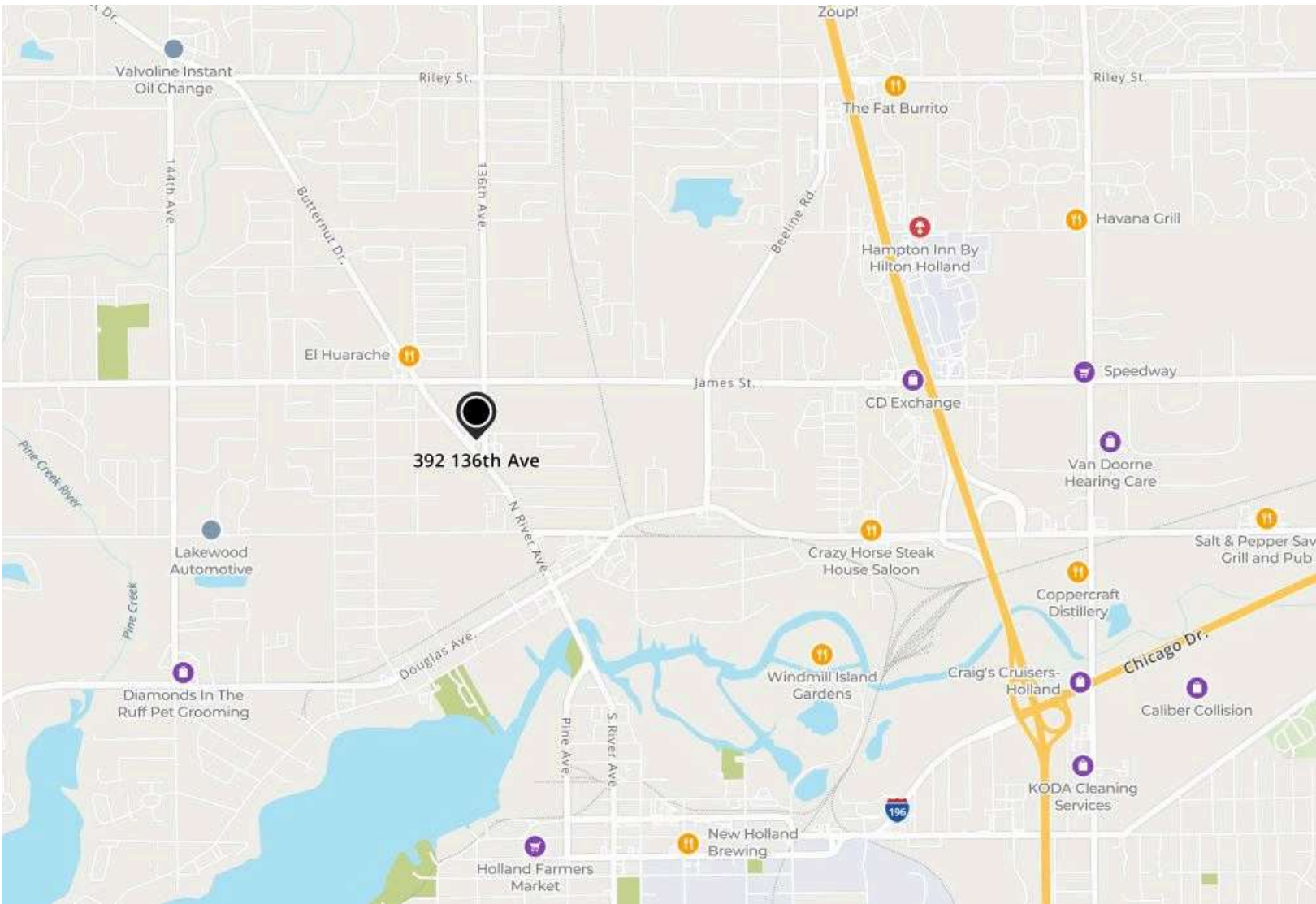


Sketch by Anov Medica™





LOCATION MAP

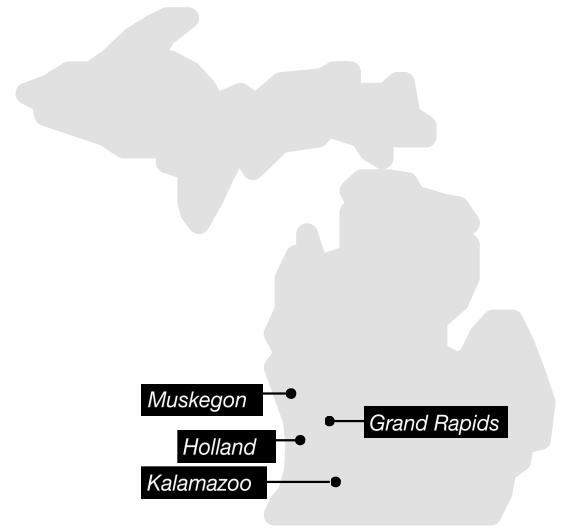


Welcome to...

WEST MICHIGAN

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in it's neighborhoods.

michigan.org



GRAND RAPIDS, MI

From world-class attractions and outdoor recreation to nationally ranked food and craft beverage scenes - Grand Rapids, MI is filled with spectacular art, live music, and endless opportunities for family fun!



MUSKEGON, MI

Located along the beautiful Lake Michigan shoreline, Muskegon County boasts three state parks, two major paddle sport rivers, and 26 miles of beaches. Muskegon County is the outdoor recreation hub of Michigan's sunset coast, every season of the year!



HOLLAND, MI

Nestled into the wildly beautiful Lake Michigan shoreline and rich with it's deep-rooted Dutch heritage, Holland, MI is a year-round destination known for many things - springtime tulips, summer festivals, fall orchards, winter's holidays and more!



KALAMAZOO, MI

Here you'll find a unique and exciting city vibe, but with the comfort of warm people, an easy-going pace of life, and truly beautiful countryside. With abundant lakes, trails, and parks and a walkable downtown that boasts the nation's first outdoor pedestrian shopping mall, there's a tailored experience for every interest.

NO. 8 ON AMERICA'S BEST TOWNS TO VISIT IN 2024

📍 Grand Rapids, MI



MICHIGAN'S LARGEST WATER & AMUSEMENT PARK

📍 Michigan's Adventure



BEST PLACES FOR BUSINESS AND CAREERS

📍 Holland, MI



150 BEST PLACES TO LIVE IN THE U.S.

📍 Kalamazoo, MI

