



FOR SALE
460 Cleveland Ave
Holland, MI 49423

6 Condo Units Remaining



STORAGE BUILDING/CONDOS
1,920 - 5,760 SF

www.LakeshoreCommercial.com
44 East 8th Street, Suite 510 | Holland, MI 49423 | 616.394.4500

TOM POSTMA
• DIR +1 616 355 3145
• MOB +1 616 283 2411
• TOM@LAKESHORECOMMERCIAL.COM

DREW DURHAM
• DIR +1 616 355 3148
• MOB +1 616 566 2039
• DREW@LAKESHORECOMMERCIAL.COM

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LISTING INFORMATION

11 newly built storage building/condo units with multiple buying options ranging from 1,920 - 5,760 SF. Units have 22'+ ceiling height, 14' x 16' overhead door with operator as well as front and rear service doors. Great location close to Lake Macatawa for those with boats!

SALE INFORMATION

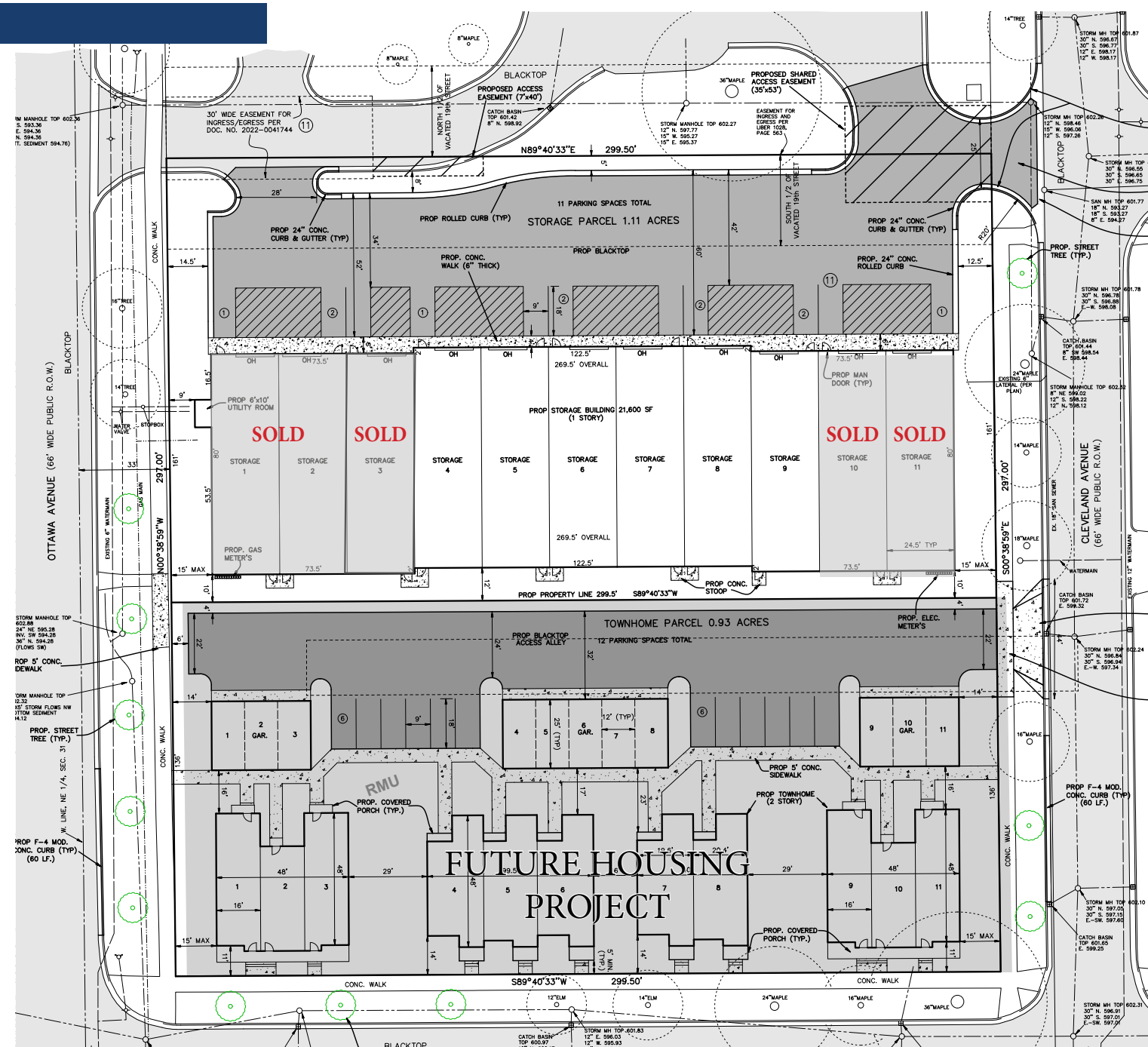
Buying Options	Option 1	Option 2	Option 3
No. of Units	1 Unit	2 Units	3 Units
Total SF	1,920 SF	3,840 SF	5,760 SF
Price/Unit	\$409,500	\$792,120	\$1,150,220
Price/SF	\$213.28/SF	\$206.28/SF	\$199.69/SF
Measurements	24 x 80	48 x 80	72 x 80
Stories	1	1	1
Taxing Authority	City of Holland		
County	Ottawa		
Zoning	RMU		
Year Built	2025		
Condominium Dues (Unit 1-11): \$239 per Unit/Month			

BUILDING HIGHLIGHTS

- 22'+ ceiling height
- R-22 3" insulated metal panel exterior walls
- R-38 insulated steel roof
- 14' wide x 16' tall insulated overhead door with operator - 160" + width
- Front and rear service doors
- 4" insulated metal panel unit separation wall
- 6" concrete floor "burnished" finish and floor drain at overhead door
- One barrier free toilet room and rough-in for kitchenette
- Painted interior finish
- Forced air heating
- 120/208 volt three phase electrical service with 125 AMP panel
- Standard warehouse level LED lighting
- Fire protection sprinkling system
- In-floor heat piping installed including concrete approach (Boiler, venting, and controls additional costs)
- RV Dump station with hot and cold water spigots

<u>SUITE/UNIT NUMBER</u>	<u>PARCEL NUMBER</u>
Unit 114	70-16-31-212-704
Unit 112	70-16-31-212-705
Unit 110	70-16-31-212-706
Unit 108	70-16-31-212-707
Unit 106	70-16-31-212-708
Unit 104	70-16-31-212-709

LAYOUT



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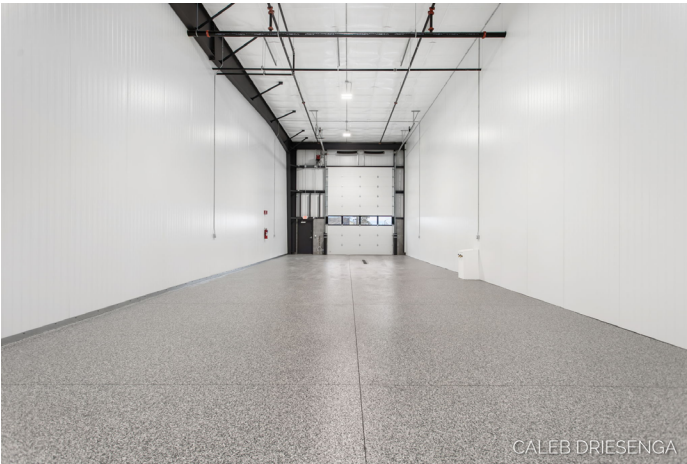
PHOTOS



CALEB DRISENGA



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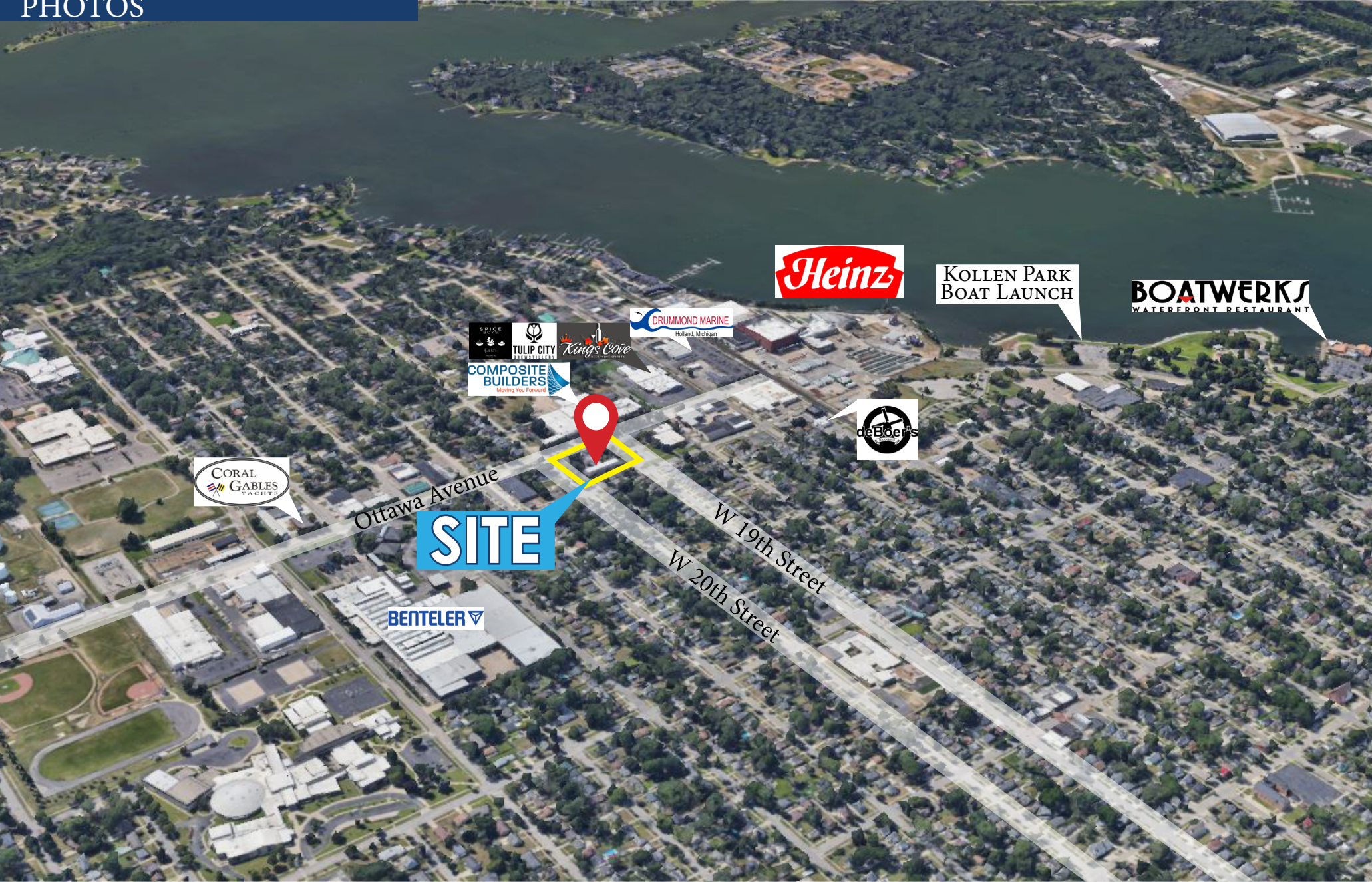
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PHOTOS



YOUR PREMIER BROKER IN WEST MICHIGAN



DREW DURHAM

PRINCIPAL

DIRECT (+1) 616-355-3148

CELL (+1) 616-566-2039

DREW@LAKESHORECOMMERCIAL.COM



TOM POSTMA

PRINCIPAL

DIRECT (+1) 616-355-3145

CELL (+1) 616-283-2411

TOM@LAKESHORECOMMERCIAL.COM



CALEB DRISENGA

ADVISOR

DIRECT (+1) 616-355-3149

CELL (+1) 616-283-8205

CALEB@LAKESHORECOMMERCIAL.COM



JIM EDEWAARD, CCIM

ADVISOR

DIRECT (+1) 616-355-3144

CELL (+1) 616-403-6131

JIM@LAKESHORECOMMERCIAL.COM



JASON DEWITT

PRINCIPAL

DIRECT (+1) 616-355-3156

CELL (+1) 616-836-2856

JASON@LAKESHORECOMMERCIAL.COM



KRIS DEPREE

PRINCIPAL

DIRECT (+1) 616-355-3141

CELL (+1) 616-212-5576

KRIS@LAKESHORECOMMERCIAL.COM



MIKE NAGELKIRK

ADVISOR

DIRECT (+1) 616-355-3151

CELL (+1) 616-836-1122

MIKE@LAKESHORECOMMERCIAL.COM

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.