

109 S. GREENVILLE WEST DR
GREENVILLE, MICHIGAN

RETAIL FOR SALE
2,000 Square Feet Available



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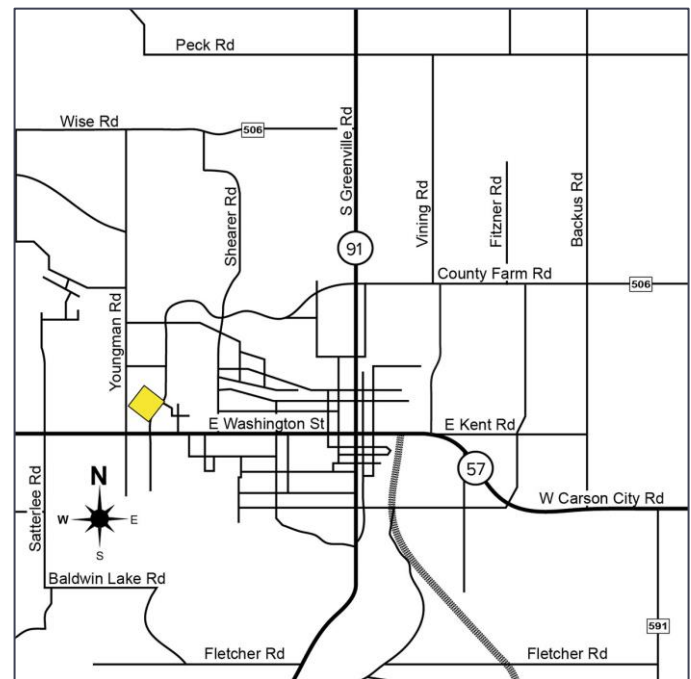
4-UNIT MOTEL



PROPERTY FEATURES

- 2,000 total building square feet
- Located on 1.67 acres
- Zoned C-2
- Built in 1993
- Sale Price: \$995,000

Comments: ALL OFFERS WELCOMED. OWNER TO CONSIDER LAND CONTRACT WITH MIN. 50% DOWN. Newly renovated, 2,000 SF 4-unit motel located within a qualified opportunity zone and in C-2 zoning. Less than two miles from Sandy Pines residential development. Proposed to include 80+ homes – coming in 2025. Situated north of the heavily traveled M-57 between Walmart and Meijer; and situated right by the Greenville West shopping mall, Hobby Lobby, Five Below, Starbucks, Taco Bell, Culver's, Popeye's, and much more.



For more information, please contact:

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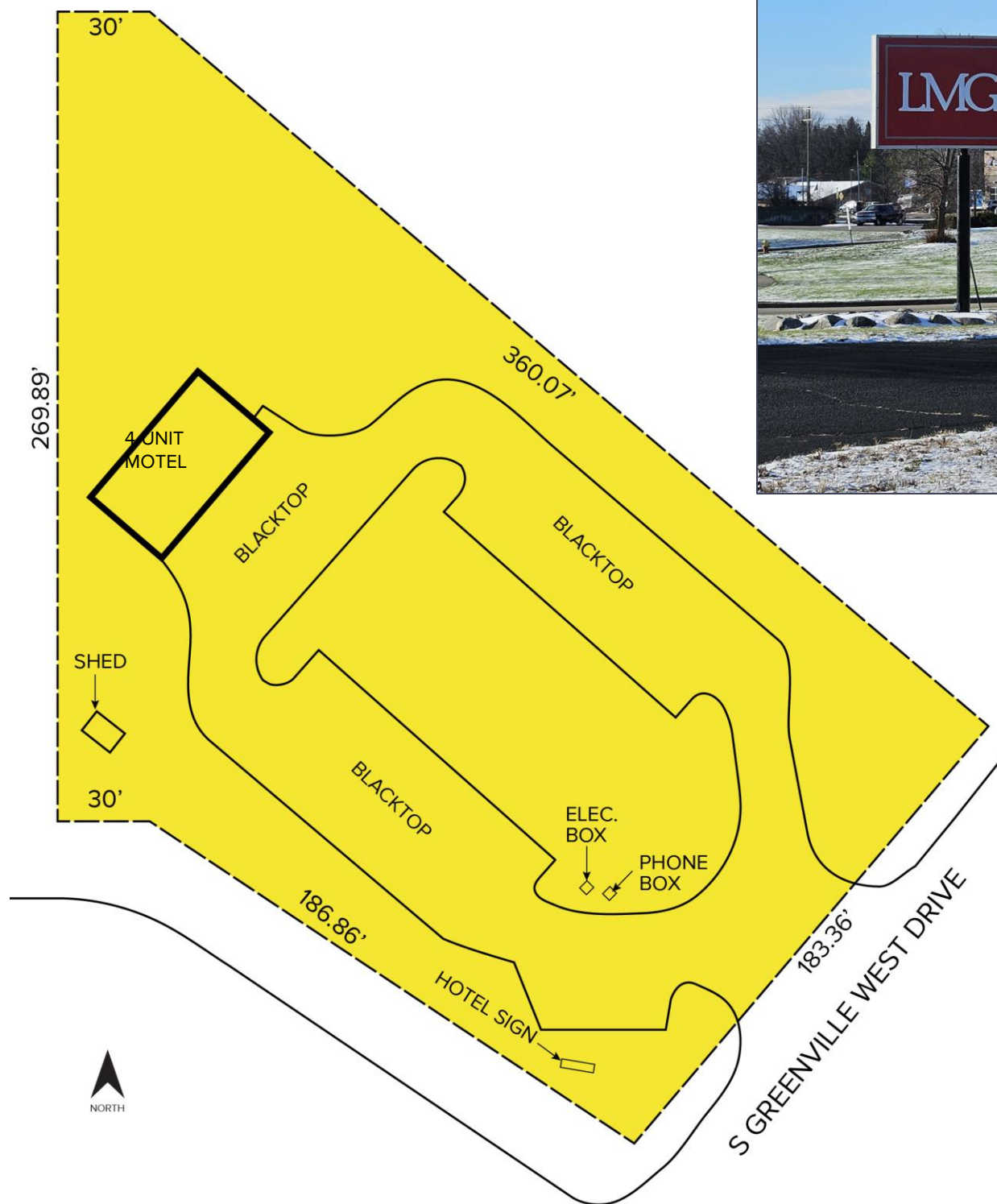
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109 S. Greenville West Drive – Greenville, MI

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Site Plan



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Photos



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Hotel Rendering | North Elevation



Hotel Rendering | Northeast Elevation



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Aerial



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,674	\$73,166
3 MILE	13,944	\$65,840
5 MILE	18,960	\$69,305
10 MILE	47,114	\$72,415

TRAFFIC COUNTS (TWO-WAY)

23,094	W Washington west of S Greenville West
17,420	W Washington east of S Greenville West
9,048	S Greenville West north of W Washington
6,129	S Greenville West south of W Washington

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C-2 Zoning

Sec. 46-159. C-2 general commercial district.

- (a) *Intent.* This district is intended to provide a wide range of goods and services to residents of Greenville as well as surrounding areas. These uses will generally be more intensive and less compatible with residential uses. These uses will have appropriate signs, adequate lighting levels, attractive landscaping, and convenient parking areas. Special attention will be given to the location of access points and other traffic and pedestrian conditions to ensure that such businesses are operated in a safe and efficient manner. Where possible, access points, parking areas, and other common features will be combined to serve more than one business.

Certain manufacturing uses, which operate with no objectionable exterior characteristics, may also be appropriate in certain locations in the C-2 zoning district due to the availability of public utilities, truck route access, and proximity to retail goods, restaurants and services which can be supported by manufacturing workers.

- (b) *Permitted uses.* Land and/or buildings in the C-2 district may be used for the following purposes by right:
- (1) Office buildings for any of the following occupations:
 - a. Executive, governmental, administrative, professional, designers, accounting, drafting, and other similar professional activities.
 - b. Medical, optical, and dental, clinics.
 - (2) Banks, credit unions, savings and loan associations, and other similar uses, including those with drive-through facilities.
 - (3) Personal service establishments conducting services on the premises, such as barbershops and beauty shops, shoe repair, tailoring and dry cleaning, fitness centers, travel agencies, and other similar uses.
 - (4) Restaurants, delicatessens, coffee houses including sit-down and carry-out establishments excluding those with drive-in or with drive-through facilities. Outdoor dining is permitted where such dining does not encroach upon a minimum of five feet of unobstructed sidewalk space adjacent to the curb. Outdoor dining may be separated from the sidewalk only with movable planters, fencing or similar non-fixed barriers provided they do not exceed a height of 36 inches including plant material. Any outdoor dining activity proposed for a public sidewalk or elsewhere in a road right-of-way must first be approved by the Greenville City Council.
 - (5) Coin-operated laundries.
 - (6) Retail businesses of less than 250,000 square feet gross floor area conducting business entirely within an enclosed building.
 - (7) Business or trade schools.
 - (8) Dancing, art, and music studios.
 - (9) Libraries, museums, public parks and similar public uses.
 - (10) Pharmacies including those with a drive-up window.
 - (11) Catering establishments.
 - (12) Retail building supply and equipment stores.
 - (13) Retail nurseries and garden centers.
 - (14) Pet shop including grooming services.
 - (15) Establishments serving alcoholic beverages, with or without live music subject to any applicable State of Michigan regulations.

C-2 Zoning (continued)

- (16) Veterinary clinics including those, which provide kennel services except that outdoor runs are prohibited.
- (17) Shops or stores for carrying on the trade of electricians, decorators, painters, upholsterers, photographers, similar artisans except metal workers.
- (18) Ambulance service establishments.
- (19) Day care facility/child care center.
- (20) The repair or assembly of products sold by a permitted use in this district provided the repair or assembly does not constitute the principal use and all such work is performed inside.
- (21) Establishments for the repair of small engines, appliances and similar equipment.
- (22) Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- (23) Buildings, structures, and uses accessory to the permitted and special land uses.
- (24) Outdoor display of merchandise as an accessory use to the principal use of the parcel is permitted subject to the following requirements:
 - a. The merchandise displayed outdoors shall be the same as or shall be similar to the merchandise, which is offered for sale inside the principal building on the parcel.
 - b. The size and nature of the outdoor display shall clearly be incidental and subordinate to the principal use of the parcel such that the accessory use serves to support the principal use but could not function independently of the principal use.
 - c. The outdoor display of merchandise shall not create unsafe conditions for or a hazard to any person or vehicle.
 - d. The items displayed shall not be located within the required front yard except that if a building is within the required front yard items may be displayed in the required front yard but the items shall be within ten feet of the principal building.
 - e. The outdoor display of merchandise shall be located so that the items do not occupy those parking spaces required by the Greenville Zoning Ordinance for the principal use or occupy any access lanes or driving lanes on the parcel.
 - f. The area devoted to outdoor display shall not be larger than ten percent of the gross square footage of the principal building. The display area shall be measured around the perimeter of all items displayed.
 - g. The area devoted to the outdoor display of merchandise shall at all times be kept neat and orderly and not be allowed to become unsightly or a visual nuisance. Any debris, scrap material, litter, empty shelves, racks, pallets, boxes or similar material not containing display items shall be removed from the outdoor display area.
 - h. No part of a public sidewalk, street right-of-way, public alley or public parking lot shall be used for the outdoor display of merchandise except as may be permitted by the Greenville City Council for sidewalk sales.
 - i. If the outdoor display requires the use of electricity then the method of providing the electricity shall comply with the applicable requirements of the City of Greenville.
- (c) *Special land uses.* Land and/or buildings in the C-2 district may be used for the following purposes when approved by the planning commission in accordance with the requirements of article VI of this chapter:

(Supp. No. 8)

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C-2 Zoning (continued)

- (1) Open air businesses, including building materials, supplies, and similar uses. Open air businesses including, but not limited to: the sale of motor vehicles, farm implements, lawn and garden equipment sales and service, motor homes, mobile homes, mobile or modular homes, including building materials, supplies, and similar uses.
- (2) Restaurants with drive-through and/or take-out facilities. Outdoor dining is permitted per subsection (b)(4).
- (3) Indoor and outdoor recreation establishments such as bowling alleys, theaters, video gaming establishments, skating rinks, indoor rock climbing, miniature golf, go cart tracks, athletic fields, and other similar uses.
- (4) Gas station/convenience stores with or without restaurants.
- (5) Automobile service repair facilities and gas stations which perform such services as tire sales and installation; oil changes; brake, shocks and exhaust work; engine analysis and tune-ups; front end alignments; heating and air conditioning repair and similar minor vehicle repair services.
- (6) Hotels and motels.
- (7) Automatic and self-serve vehicle wash facilities.
- (8) Kennels.
- (9) Retail businesses of greater than 250,000 square feet gross floor area within an enclosed building.
- (10) Towers in excess of 50 feet in height for commercial wireless telecommunication services.
- (11) Churches, synagogues, mosques and similar places of religious worship.
- (12) Public or private clubs, lodges, and banquet halls or similar places of assembly.
- (13) Housing for the elderly including retirement housing, assisted living and nursing facilities.
- (14) Adult and child day care centers.
- (15) Mini-warehouse and self storage facilities.
- (16) Plastic injection molding businesses.
- (17) Building contractors such as painters, plumbers, electrical, cement, heating and air conditioning, fencing, and similar uses provided that any materials or equipment kept outside shall be screened from the view of nearby properties and roadways.
- (18) Auto detailing which involves the indoor washing of vehicles, including interior cleaning, application of graphics and pin striping of the exterior and minor touch-up painting. Painting of entire vehicles or any painting activity which involves the use of spray painting equipment is prohibited. Parking requirements shall be as required for automobile service and repair facilities as set forth in section 10.09 [46-209] herein.
- (19) Multiple-family dwellings.
- (d) *Site development requirements.* All permitted uses and special land uses are subject to the following site development requirements:
 - (1) Site plan review is required in accordance with section 46-41.
 - (2) Landscaping and screening are required in accordance with section 46-257.
 - (3) Parking is required in accordance with section 46-258. No parking or material storage shall be permitted in the required front yard.

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C-2 Zoning (continued)

- (4) Signs are permitted in accordance with the requirements of section 46-259.
- (5) Unless not required by any other ordinance, sidewalks shall be constructed on all sides of the property abutting a public street, in accordance with city standards. The planning commission may waive the requirement for a sidewalk when, in the opinion of the commission, no purpose would be served by the sidewalk.
- (6) Setbacks, height, area, and lot dimensions are required as noted below unless greater setbacks are required by subsection 46-257(b).
- (7) Structure façade. At least 80 percent of that portion of a structure or building, be it a front, side, or rear, which faces a public or private street, private access drive or public or private parking lot shall be finished with face brick, wood, vinyl, glass, tinted and/or textured masonry block, fluted cement block, natural or cast stone, architectural pre-cast panel's or stucco-like material. In recognition of developing technologies in building materials, the planning commission may agree to approve other materials provided that they are compatible with surrounding properties, and further provided that such materials shall comply with the architectural, safety and other requirements of the city building code, fire code and other applicable city ordinances.

Additions to or renovations of buildings existing as of the date of the section shall be subject to the requirements of this section. The planning commission or zoning administrator, as the case may be, shall have the authority to modify or waive these requirements or to extend them to the entire façade of the existing building.

In determining whether to apply the façade requirements of this section to additions or renovations of existing buildings, the following criteria shall be considered:

- a. The location of the addition or renovation relative to the existing building.
- b. The size relative to the existing building.
- c. The location of the existing building.
- d. Whether compliance with this section will result in architectural consistency with the existing building and improve the overall aesthetics of the building.
- e. The practicality of requiring compliance with this section based on the design and structural integrity of the existing building.

Site Development Requirements Chart - C-2 District

C-2 District Regulations	
Minimum lot area	20,000 square feet
Minimum lot width	100 feet
Maximum height	35 feet (2½ stories)
Front yard setback	25 feet (see subsection 46-257(b))
Side yard setback	10 feet (each side) (see subsection 46-257(b))
Rear yard setback	25 feet (see subsection 46-257(b))
Maximum lot coverage	40%

(Prior Code, §§ 15.1001—15.1004; Ord. No. 150, §§ 10.01—10.04, 11-1-1997; Ord. No. 150-I, §§ 1, 2, 4-3-2007; Ord. No. 150-L, § 2, 4-21-2009; Ord. No. 150-P, § 3, 2-1-2011; Ord. No. 24-09, § 1, 5-7-2024)