

1001 DIVISION AVENUE S.  
GRAND RAPIDS, MICHIGAN

OFFICE FOR SALE  
9,696 Square Feet Available



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ASSOCIATES**  
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**3-STORY OFFICE BUILDING**



## PROPERTY FEATURES

- 9,696 total building square feet
- Each 3,232 square foot floor available for lease
- 0.57 acre corner location
- 9' – 10' Ceilings
- Zoned TN-TBA
- Built in 1930; Remodeled in 2009
- Sale Price: \$975,000 (\$100.56/sf)

**Comments:** This building has ample parking and great frontage on busy Division Avenue. The TN-TBA zoning allows for many potential uses including live-work facility, multi-family, community center, medical, rehab facilities, churches, schools and much more. Building has been approved for cannabis testing facility / secure transport facility. Building also sits within the SouthTown corridor improvement authority development plan. Buyer/tenant to verify all facts.



For more information, please contact:

**JOE RIZQALLAH**  
(616) 822 6310

jrizzqallah@signatureassociates.com

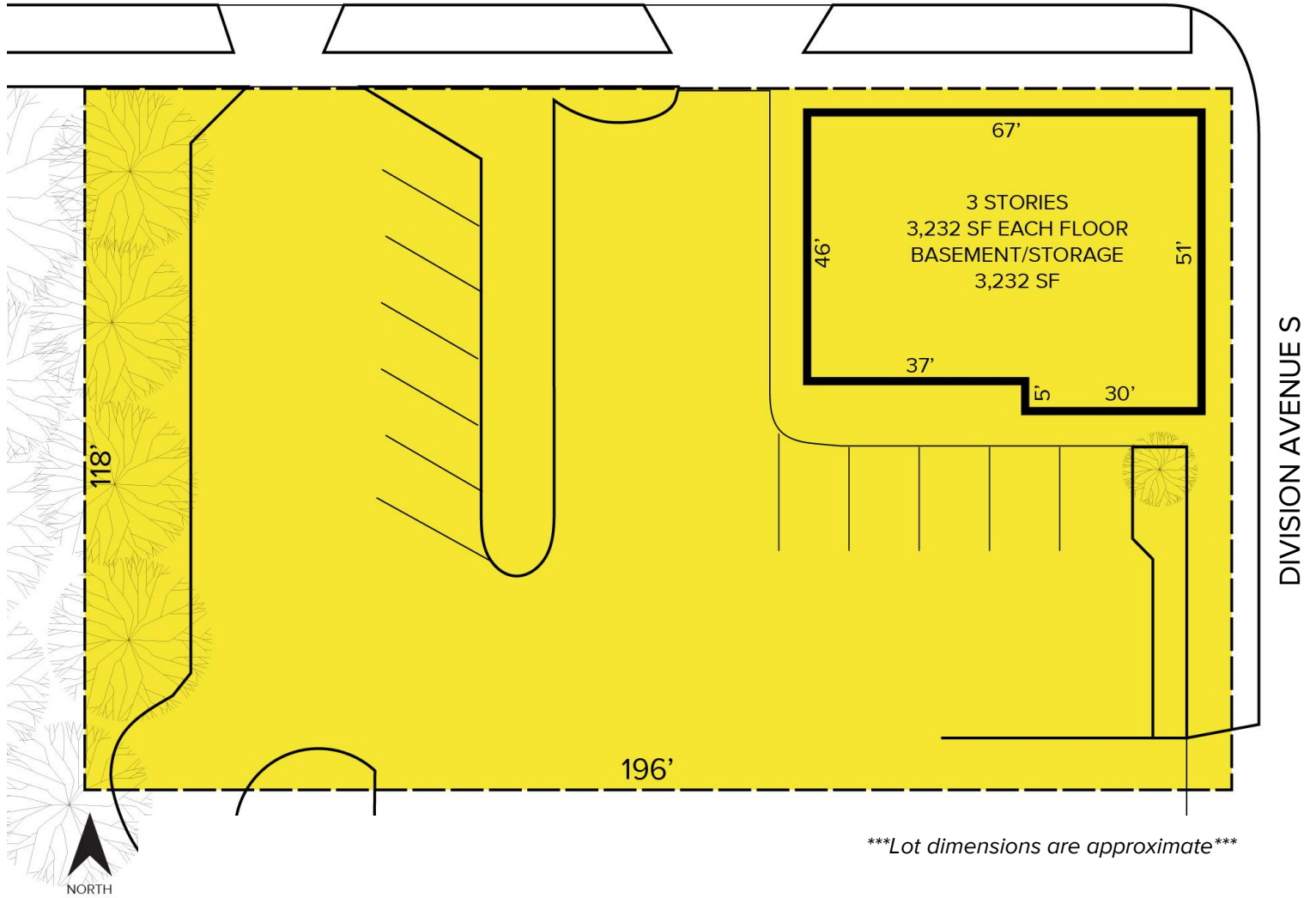
**CAROLYN BOJI**  
(616) 213 4560

cboji@signatureassociates.com

**SIGNATURE ASSOCIATES**  
1188 East Paris Ave SE, Suite 220  
Grand Rapids, MI 49546  
www.signatureassociates.com

Site Plan

ALBANY STREET SW



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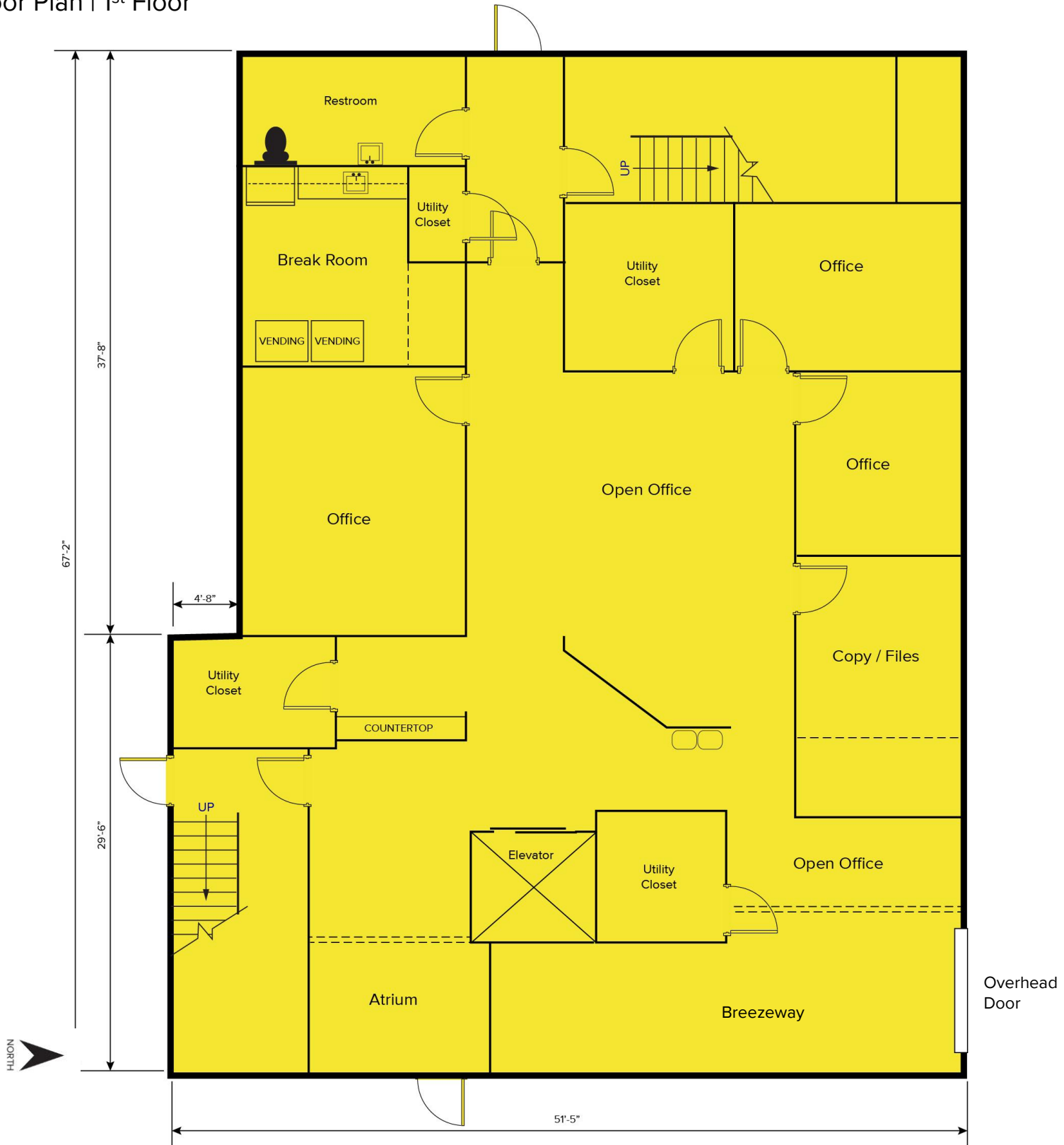
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Floor Plan | 1st Floor



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Floor Plan | 2<sup>nd</sup> Floor



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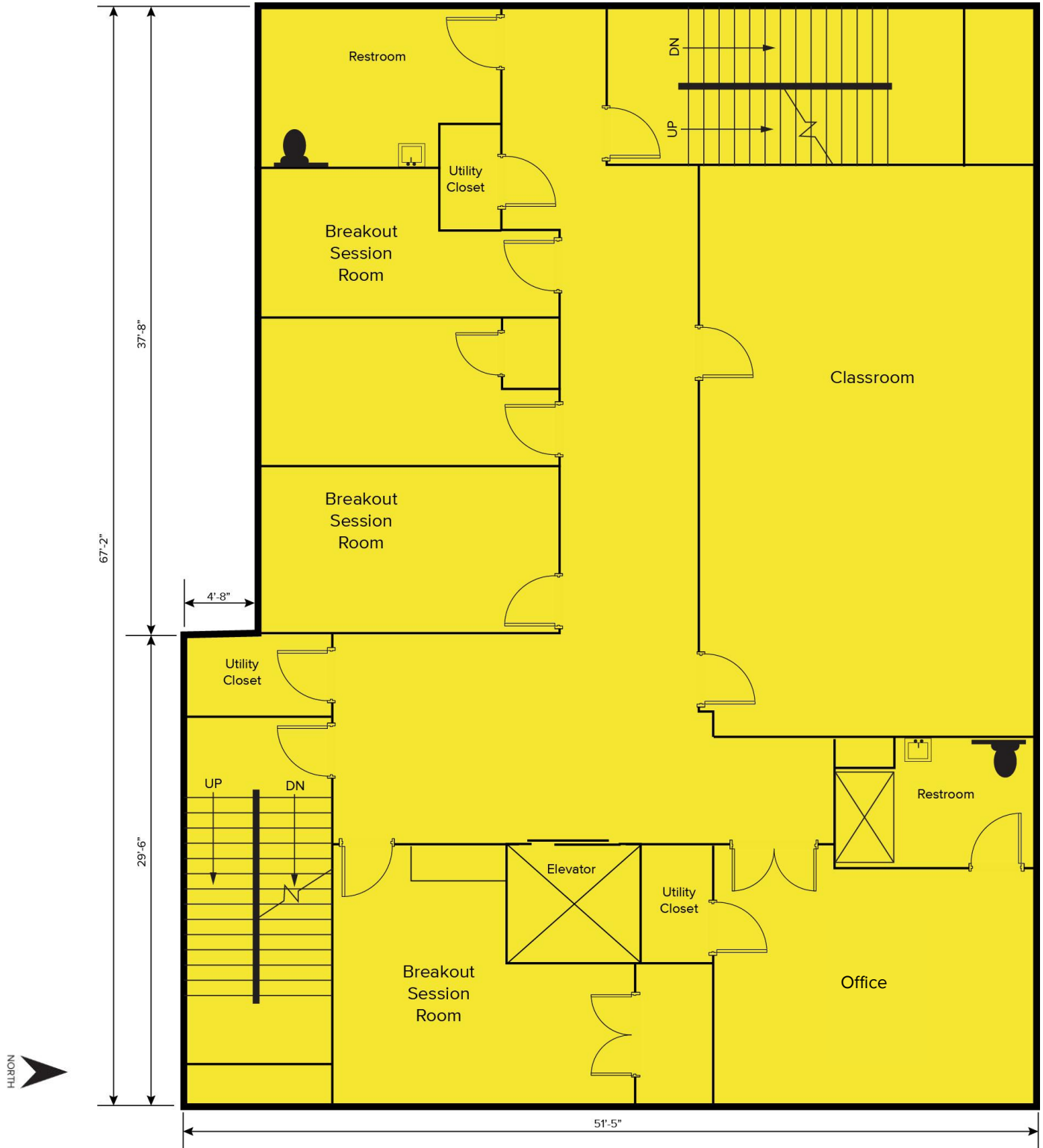
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Floor Plan | 3<sup>rd</sup> Floor



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1001 Division Avenue S. – Grand Rapids, Michigan  
Office for Sale

9,696  
Square Feet  
AVAILABLE

Aerial



LOOKING SOUTH



LOOKING NORTH

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