

For Sale

Land



3421 + 3425 Walker Ave. NW

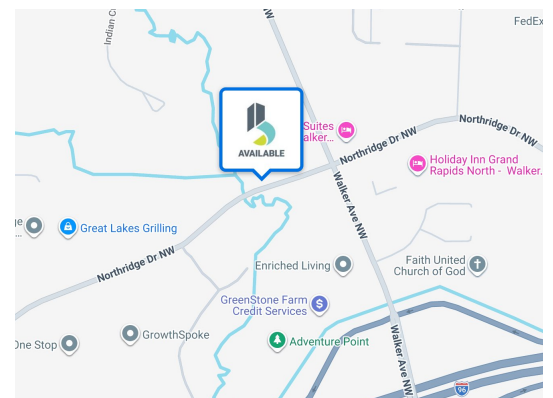
Grand Rapids, MI, 49544

Bradley Company is pleased to present this 9.20 combined acre development opportunity. Located ¼ of a mile north of I-96, this site offers ~3 acres of usable acreage and ~6 acres of additional land.

Highlights

- 1/4th Mile North of I-96
- Growing corridor
- ~3 acres of usable land & ~6 acres of additional land

Sale Price	\$950,000
Lot Size	9.20 AC
Future Zoning	Community Enterprise
Market	Kent



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Property Details

3421 + 3425 Walker Ave. NW, Grand Rapids, MI 49544



Location Information

Address	3421 + 3425 Walker Ave NW
City, State, Zip	Grand Rapids, MI 49544
County	Kent County
Market	Walker Ave/I-96
Truck Route	Yes

Property Information

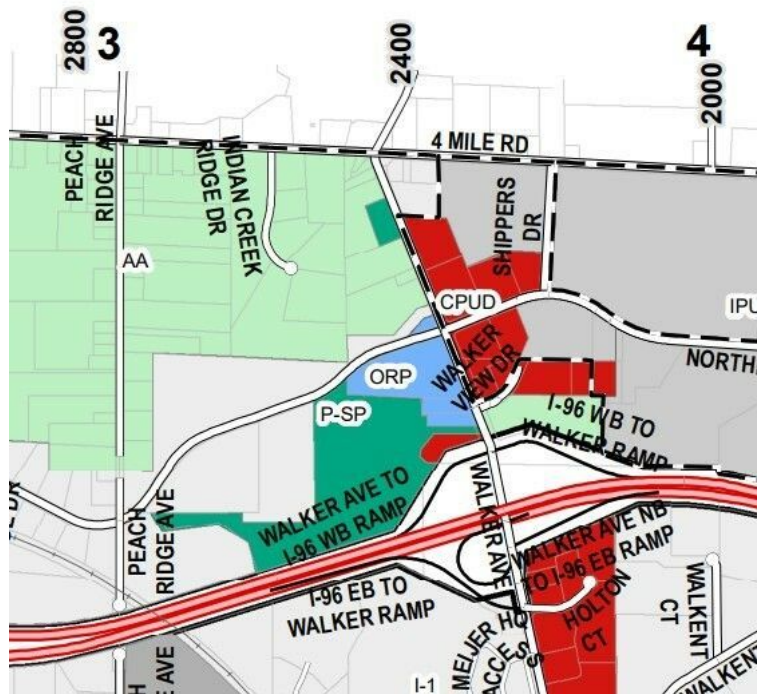
Property Type	Land
Property Subtype	Commercial
Current Zoning	Light Industrial, Commercial, Agriculture
Future Zoning	Community Enterprise
Lot Size	9.20 Acres
Buildable Acreage	~3 Acres
APN #	41-13-04-226-028
APN #	41-13-04-226-037
MLS #	55588
Traffic Count (AADT)	14,271

Utilities & Amenities

Sanitary Sewer	Yes
Water Main	Yes

Current Zoning

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Legend

- A, Single Family Residential
- A2, Duplex, Two Family Residential
- AA, Agricultural
- ARM-DIST1, Arm Residential
- ARM-MULT, Arm Multiple Family
- C-1, Local Commercial
- C-2, General Commercial
- CPUD, Commercial Planned Unit Development
- I-1, Light Industrial
- I-2, General Industrial
- IPUD, Industrial Planned Unit Development
- MPUD, Mixed Planned Unit Development
- ORP, Office, Research and Parking
- P-SP, Public/Semi-Public
- RMT, Mobile Home or Trailer Park
- ROW, Right-of-Way
- RPUD-1, Residential Planned Unit Development
- RPUD-2, High Density-Residential Planned Unit Development
- RPUD-3, Extra Density
- S, Suburban Residential Single Family
- SA, Suburban Residential Single Family
- Overlay Districts - Standale, Alpine, and Remembrance

Future Zoning

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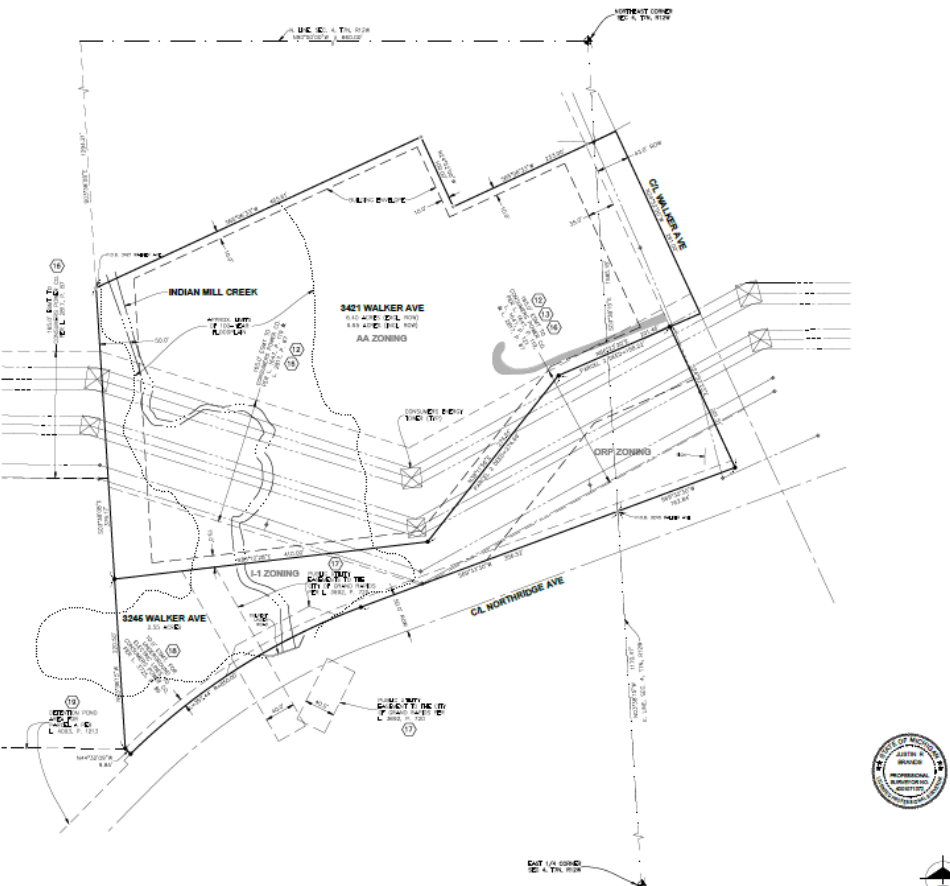


LEGEND

- | | |
|--|---------------------------------|
| Neighborhood Boundaries | Existing Bike Lane |
| Rural Residential (0-1 Units/Acre) - RR | Proposed Bike Lane |
| Cluster Residential (0-1 Units/Acre) - CR | Regional Thoroughway |
| Residential Growth (2-4 Units/Acre) - RG (2-4) | Urban Thoroughway |
| Residential Growth (4-8 Units/Acre) - RG (4-8) | Business Connector |
| Residential Growth (8-12 Units/Acre) - RG (8-12) | Neighborhood Connector |
| Residential Existing Density - RED | Natural Beauty Corridor |
| Business - B | Natural Beauty Thoroughway |
| Mixed Use - MU | Neighborhood Street |
| Public/Semi-Public - P/SP | Proposed Business Connector |
| Existing Bike Path | Proposed Neighborhood Connector |
| Proposed Bike Path | Proposed Neighborhood Street |
| | Lakes, Rivers, Streams, Drains |

Survey

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PROPERTY DESCRIPTION:

Land situated in the County of Kent, City of Walker, State of MI and is described as follows:

3421 Walker Ave NW (Parcel 133-04-020-020)
Part of the Northeast 1/4 of Section 4, Town 7 North, Range 12 West, and part of the Northeast 1/4 of Section 3, Town 7 North, Range 12 West, described as: commencing at the Northeast corner of said Section 4, thence North 89 degrees 02 minutes 00 seconds West 560.00 feet along the North line of said Section, thence South 03 degrees 35 minutes 00 seconds East 1258.24 feet to the Point of Beginning, thence continuing South 13 degrees 35 minutes 00 seconds East 379.17 feet to a point 600 feet West and 1000 feet North of the East 1/4 corner of said Section 4, thence North 83 degrees 11 minutes 20 seconds East 410.00 feet to a point 1100 feet North from the East-most 1/4 line, thence North 38 degrees 11 minutes 20 seconds East 274.31 feet to a 1/2 inch copper pipe (Surveyed by Cap Mason and Drayton, Inc.), thence North 84 degrees 20 minutes 20 seconds East (deduced as North 88 degrees 00 minutes 21 seconds East) 201.46 feet to the centerline of Indian Creek, at a point 1800.00 feet Southwesterly along said centerline from the North Section line, thence North 24 degrees 52 minutes 00 seconds West 281.00 feet along said centerline, thence South 85 degrees 06 minutes 23 seconds West 233.00 feet perpendicular to said centerline, thence North 24 degrees 52 minutes 00 seconds West 100.00 feet, thence South 85 degrees 06 minutes 23 seconds West 480.01 feet (deduced as South 85 degrees 06 minutes West 480.00 feet) to a point 600 feet West and 1258.24 feet South 03 degrees 35 minutes East from the Northeast corner of said Section 4 to the Point of Beginning.

3425 Walker Ave NW (Parcel 133-04-020-021)
Part of the East 1/2 of the Northeast 1/4 of Section 4, Town 7 North, Range 12 West, and part of the West 1/2 of the Northeast 1/4 of Section 3, Town 7 North, Range 12 West, described as: beginning on the East Section line at a point being North 03 degrees 35 minutes 00 seconds West 1375.17 feet from the East 1/4 corner of said Section 4, thence South 89 degrees 02 minutes 00 seconds West 350.00 feet along the Northwesterly right-of-way line of Northridge Drive (a variable width public right of way), thence Southwesterly 252.44 feet along said Northwesterly right-of-way line, on an 800.00 foot radius curve to the left, the chord of which bears South 57 degrees 12 minutes 10.4 seconds West 324.817 feet, thence North 44 degrees 00 minutes 00 seconds West 3.85 feet to a point being Northwesterly 950.00 feet from the Eastmost East Section line, thence North 03 degrees 35 minutes 45 seconds West 220.00 feet parallel with said East Section line to a point being Northwesterly 600.00 feet and Northwesterly 1000.00 feet from the Eastmost East 1/4 corner, thence North 82 degrees 03 minutes 38 seconds East 410.00 feet to a point being Northwesterly 1330.00 feet from the East-most 1/4 line, thence North 37 degrees 56 minutes 14 seconds East 274.69 feet to a point being North 75 degrees 47 minutes 33 seconds West 70.50 feet from the Northeast corner of the South 1/2 of the Northeast 1/4 of said Section 4, thence North 89 degrees 02 minutes 00 seconds East 158.82 feet along a line which when extended intersects the centerline of Walker Avenue at a point being Southwesterly 1460.00 feet (as measured along said centerline) from the North line of said Section 4, thence South 20 degrees 10 minutes 53 seconds East 205.31 feet along the Northwesterly right-of-way line of said Walker Avenue (an 80 foot wide public right of way), thence South 88 degrees 15 minutes 00 seconds West 162.84 feet along said right-of-way line of Northridge Drive to the Point of Beginning.

NOTE: The books of bearing for the two parcel descriptions do not match. The books of bearing used for this survey matches the description in Parcel 1.

ZONING SETBACKS:

3421 Walker Ave is Zoned "AA" (Agricultural).

Setback Requirements:

Front Yard: 30 feet

Side Yard: 10 feet minimum, 25 feet total

Rear Yard: 50 feet

3425 Walker Ave is Zoned "D100" (Office, Research, and Planning) and "I-1" (Light Industry). The approximate areas of the property subject to each zone are shown below.

Setback Requirements:

Front Yard: 40 feet

Side Yard: 10 feet minimum, 25 feet total

Rear Yard: 35 feet

I-1:
Front Yard: 40 feet

Side Yard: 20 feet minimum (50 feet during residential or agricultural districts), 40 feet total

Rear Yard: 20 feet (50 feet during residential or agricultural districts)

EASEMENT KEY:

- Easement in favor of Consumers Power Company (now known as Consumers Energy), as recorded in Liber 1847 on Page 119. Affects subject property, as shown.
- Easement in favor of Consumers Power Company (now known as Consumers Energy), as recorded in Liber 1847 on Page 121. Affects subject property, as shown.
- Easement in favor of Consumers Power Company (now known as Consumers Energy), as recorded in Liber 1848 on Page 354, and Parcel Release or Easement, as recorded in Liber 3079 on Page 310. Liber 3079, Page 310 releases easements affecting subject property.
- Building and use restrictions, and the terms, covenants, conditions and provisions therein, as contained in Instrument recorded in Liber 3080 on Page 380, and Release of Building's Rights, as recorded in Instrument No. 20220700002790, but setting any covenant of restriction based on this, said, rights, use, handling, handling status or national origin.
- Terms, covenants, and conditions of Notice of Claim, as recorded in Liber 3817 on Page 87. Affects subject property, as shown.
- Terms, covenants, and conditions of Public Utility Easement (Conveyed to the City of Grand Rapids), as recorded in Liber 3882 on Page 730. Affects subject property, as shown.
- Easement for Underground Electric Lines in favor of Consumers Power Company (now known as Consumers Energy), as recorded in Liber 3755 on Page 66. Affects subject property, as shown.
- Terms, covenants, and conditions of Street Sewer Drainage Easement, as recorded in Liber 4003 on Page 1213. Affects subject property, instrument is Market in return for allowing the emergency overflow of storm water from detention pond to follow said drain on subject property.

FLOODNOTE:

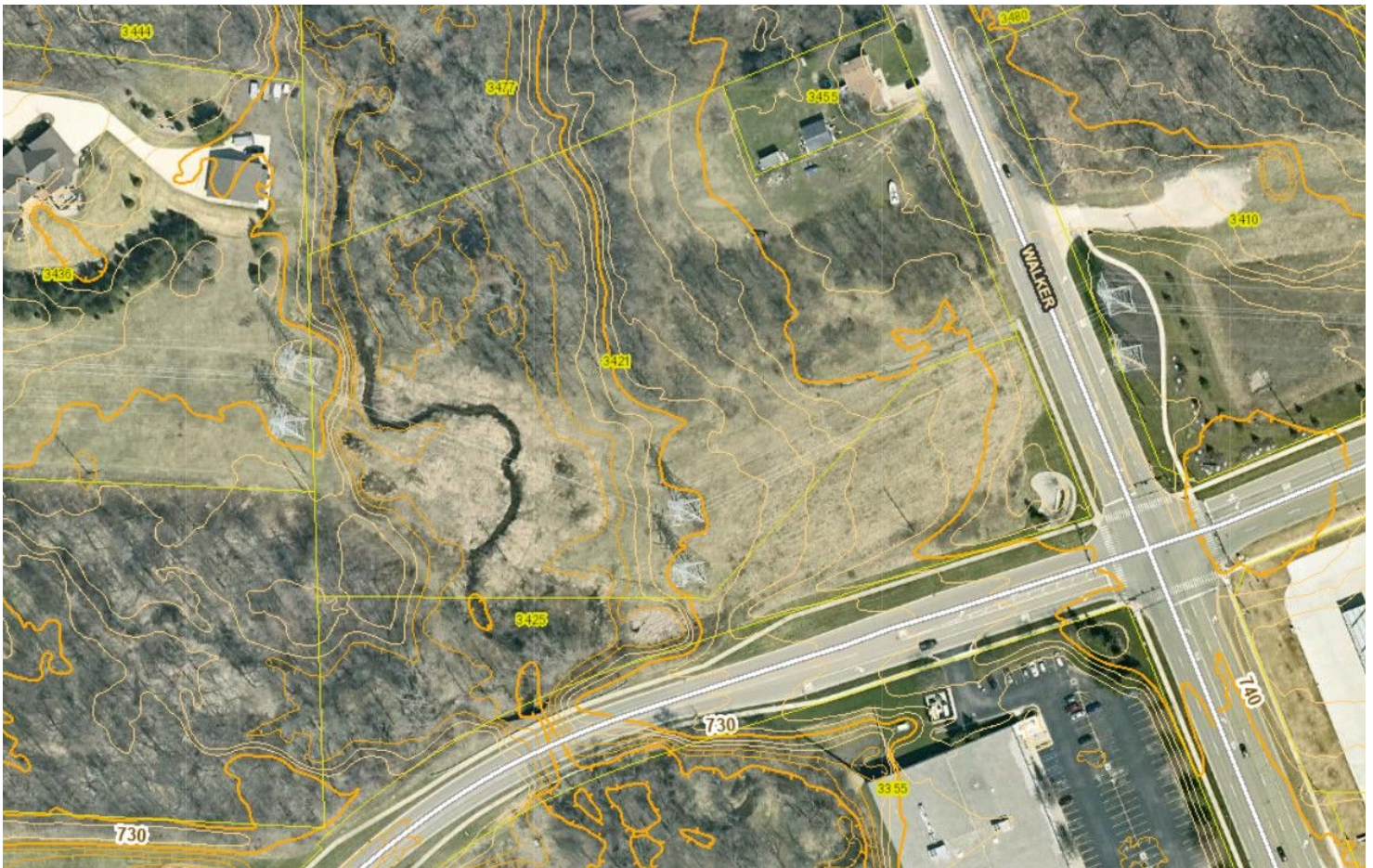
By graphic pointing into the Flood Insurance Rate Map Community Flood No. 26061001800, effective date February 23, 2023, places a portion of this property in a floodzone with a measured Flood Description, Zone AE, approximately as shown below. The Zone Flood Elevation is approximately 720 at the South property line and approximately 725 at the North property line.



LEGEND		BOUNDARY SURVEY	
1	Utility Easement	1	Property Line
2	Right of Way	2	Survey Point
3	Public Right of Way	3	Survey Point
4	Public Right of Way	4	Survey Point
5	Public Right of Way	5	Survey Point
6	Public Right of Way	6	Survey Point
7	Public Right of Way	7	Survey Point
8	Public Right of Way	8	Survey Point
9	Public Right of Way	9	Survey Point
10	Public Right of Way	10	Survey Point
11	Public Right of Way	11	Survey Point
12	Public Right of Way	12	Survey Point
13	Public Right of Way	13	Survey Point
14	Public Right of Way	14	Survey Point
15	Public Right of Way	15	Survey Point
16	Public Right of Way	16	Survey Point
17	Public Right of Way	17	Survey Point
18	Public Right of Way	18	Survey Point
19	Public Right of Way	19	Survey Point
20	Public Right of Way	20	Survey Point

Topography

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Retailer Map

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