

INVESTMENT SALE

321 Settlers
Road,
Holland, MI 49423

First time offering for sale, this property is a signature building along the US-31 corridor in Holland. This prominent location has premium exposure and convenient access from anywhere in the lakeshore area.

Located between 8th & 16th Streets on the east side of US-31 in the city of Holland. The property is a fully leased investment opportunity featuring three quality tenants that have been longstanding businesses in the community. Cunningham Dalman PC, Wells Fargo Advisors & Lighthouse Title Group occupy the entirety of the building.

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OFFICE BUILDING
21,890 SF

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

SALE INFORMATION

Total Square Feet	21,890
Acres	2.37
Price	\$3,250,000
Price per SF	\$148.47 / SF
Cap Rate	7.34%
Terms	Cash/Conventional
Possession	At Closing
Taxing Authority	City of Holland
Part of APN	70-16-28-477-015 & -016
County	Ottawa
Zoning	CMU
Year Built	1986
(2024) Assessed Value	\$1,029,900
(2024) Taxable Value	\$834,589
(2023) RE Taxes	\$47,452.22 (\$2.16/ SF)
Parking Spaces	88 Spaces
Electric	Holland Board of Public Works
Water	Holland Board of Public Works
Sewer	Holland Board of Public Works
Roof	Rubber

BUILDING HIGHLIGHTS

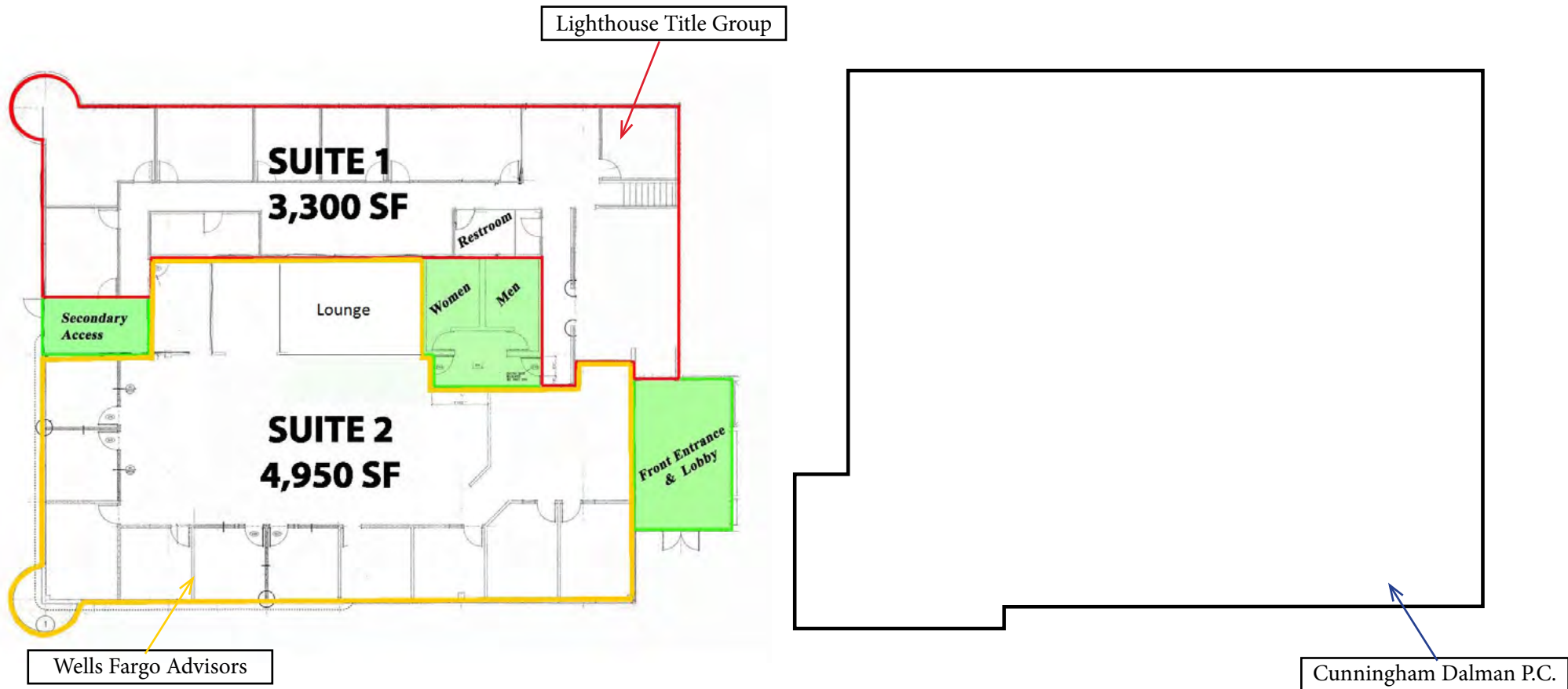
- Fully leased office building available in a convenient location
- Quality long-standing tenants currently occupying suites
- Excellent exposure with visibility from US-31
- Close access to Downtown Holland, near many businesses, restaurants, big box near by like Meijer, Menards, Aldi, and more.
- 88 on-site parking spaces

AADT Traffic Counts (2023):

- 42,324 - US-31 (between E 8th & E 16th Streets)
- 16,233 - Waverly Road
- 14,111 - E 16th Street
- 7,261 - E 8th Street

- Lease and Financial information available with signed NDA

LAYOUT



PHOTOS



PHOTOS



TENANT PROFILE: WELLS FARGO ADVISORS



Tenant	Wells Fargo Advisors
Founded	1879
Lease Commencement	9/1/2018
Lease Expiration	8/31/2028
Suite Size	4,950 SF
Option(s) to Renew	Two (2) 5 year
Renewal Notice	180 Days
Annual increase	2% annually

About Wells Fargo Advisors:

Wells Fargo & Company is an American multinational financial services company with a significant global presence. The company operates in 35 countries and serves over 70 million customers worldwide. It is a systemically important financial institution according to the Financial Stability Board, and is considered one of the “Big Four Banks” in the United States, alongside JP Morgan Chase, Bank of America, and Citigroup. The firm’s primary subsidiary is Wells Fargo Bank, N.A., a national bank that designates its Sioux Falls, South Dakota, site as its main office (and therefore is treated by most U.S. federal courts as a citizen of South Dakota). It is the fourth-largest bank in the United States by total assets and is also one of the largest as ranked by bank deposits and market capitalization. It has 8,050 branches and 13,000 automated teller machines and 2,000 stand-alone mortgage branches. It is the second-largest retail mortgage originator in the United States, originating one out of every four home loans and services \$1.8 trillion in home mortgages, one of the largest servicing portfolios in the US. It is one of the most valuable bank brands. Wells Fargo is ranked 47th on the Fortune 500 list of the largest companies in the U.S.

TENANT PROFILE: LIGHTHOUSE TITLE GROUP



Lighthouse

TITLE GROUP

Tenant	Lighthouse Title Group
Founded	2001; Holland, MI
Lease Commencement	11/1/2019
Lease Expiration	6/30/2025
Suite Size	3,300 SF
Option(s) to Renew	Two (2) 5 year
Renewal Notice	90 Days
Annual increase	2% annually

About Lighthouse Title Group:

Lighthouse Title has served its customers since opening its doors in Holland, in 2001. Since our beginnings, the company has grown to be the title company of choice across more than 45 locations between Michigan and Wisconsin. The company is the brainchild of three innovative industry veterans, who aspired to bring personalized real estate title and closing services to all parties involved in a transaction. Our unofficial company “mascot,” the Big Red Lighthouse, on the shores of Lake Michigan exemplifies the commitment we offer our customers. With Lighthouse Title, no one navigates their journey alone. We are here for you each and every step of the way.

CUNNINGHAM DALMAN PC

ATTORNEYS AT LAW

Tenant	Cunningham Dalman P.C.
Founded	≈1991
Lease Commencement	10/1/2019
Lease Expiration	9/30/2029
Suite Size	13,640 SF
Option(s) to Renew	5 year
Renewal Notice	90 Days
Annual increase	2% annually

About Cunningham Dalman P.C.:

With a reputation as one of West Michigan's most respected law firms, Cunningham Dalman personally serves individuals, businesses, institutions, and municipalities in many areas of law. Our dedication to innovation motivates us to take advantage of advancements in information technology and allows us to create practical and efficient solutions that meet our clients' legal needs. Our size is large enough to permit our attorneys to concentrate in specific legal fields, but small enough to keep the personal contact with our clients, resulting in high-quality, efficient, and personal legal services.

TENANT PROFILE

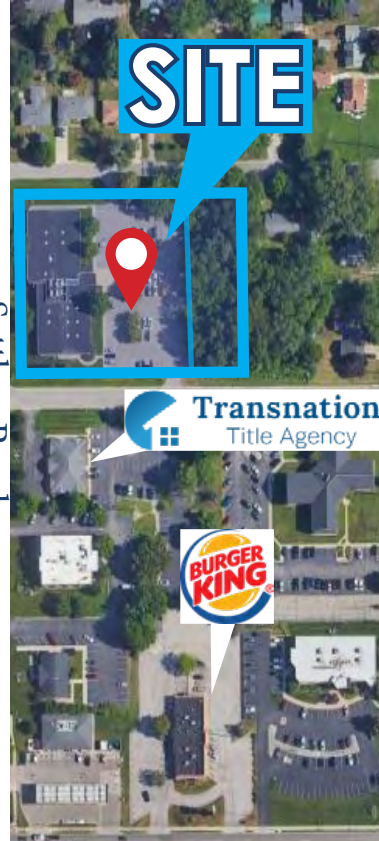
Settlers Road

E 13th Street



E 14th Street

AERIAL MAP



YOUR PREMIER BROKER IN WEST MICHIGAN

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.



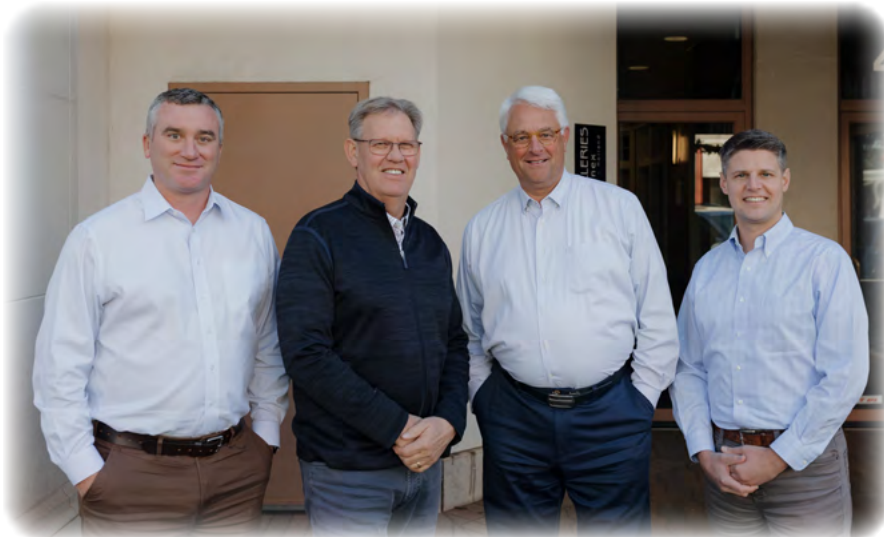
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