



6 Condo Units Remaining  
5 Condo Units Under Contract

**FOR SALE**  
460 Cleveland Ave,  
Holland, MI 49423

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!

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

[www.LakeshoreCommercial.com](http://www.LakeshoreCommercial.com)  
44 East 8th Street, Suite 510 | Holland, MI 49423 | 616.394.4500

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LISTING 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		

INCOME

Condominium Dues (Unit 1-11)	
(\$239 per Unit/Month)	\$31,505.10

EXPENSES

Contracted Serv- Maint Labor - Misc	\$1,500.00
Electric	\$1,750.00
Water & Sewer	\$3,000.00
Back Flow Test	\$1,250.00
Grounds Maintenance (Snow/Lawn)	\$8,032.00
Insurance	\$6,359.00
Misc - Licenses, Fees, Postage, Etc.	\$250.00
Legal & Tax Prep	\$1,500.00
Association & Property Management	\$5,000.00
TOTAL EXPENSES	\$28,641.00
10 % Reserve for Replacement	\$2,864.10

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

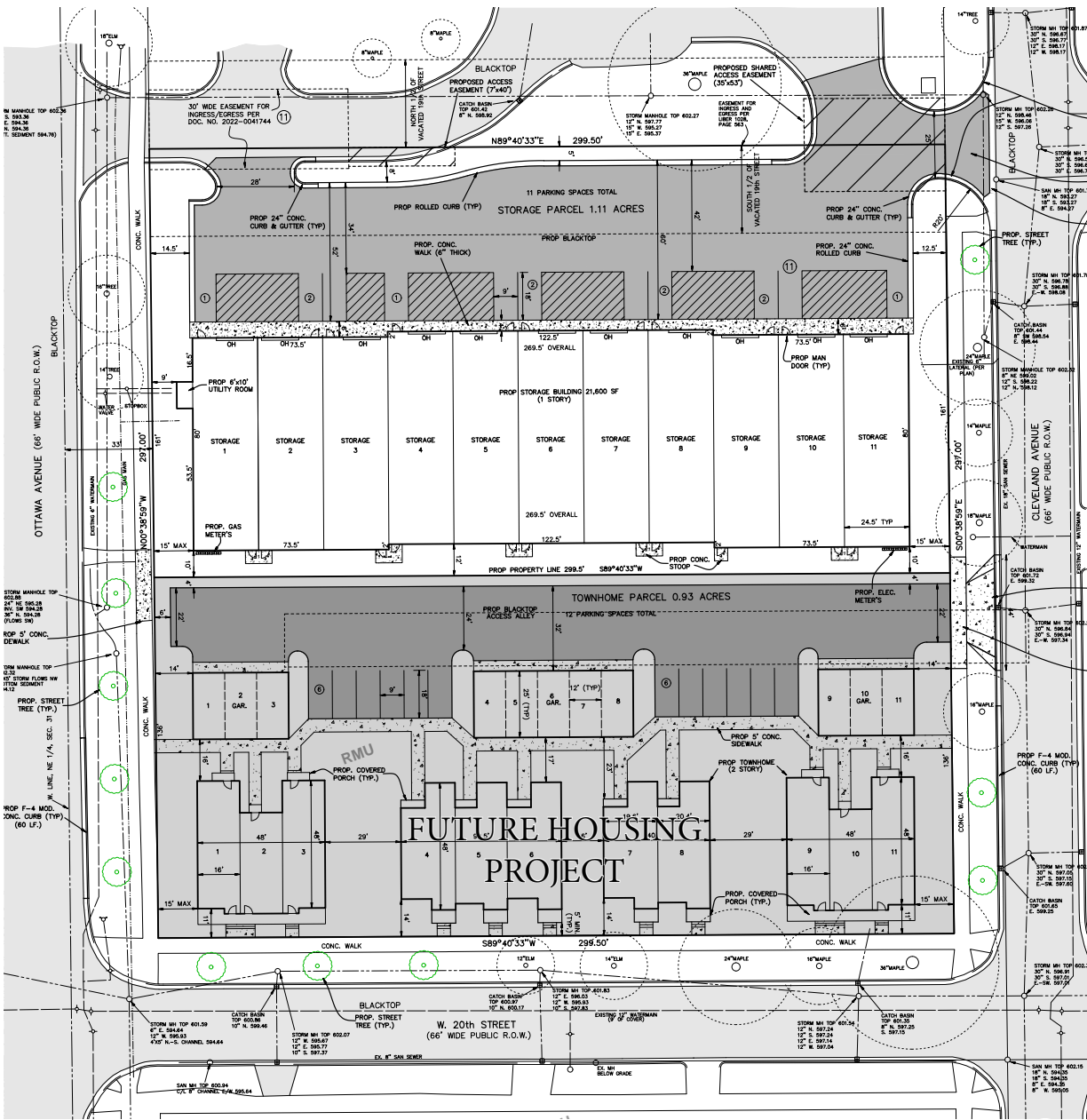
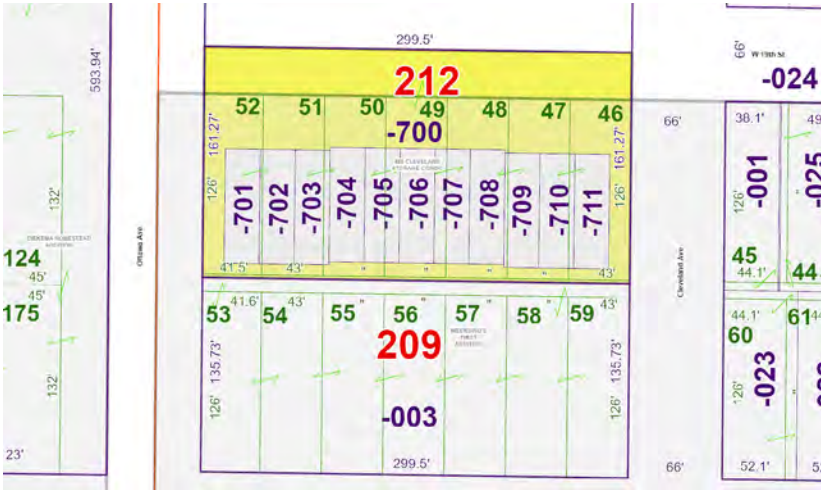
SUITE/UNIT NUMBER	PARCEL NUMBER
Unit 114	70-16-31-212-704
Unit 112	70-16-31-212-705
Unit 110	70-16-31-212-706
Unit 108	70-16-31-212-707
Unit 106	70-16-31-212-708
Unit 104	70-16-31-212-709



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PHOTOS



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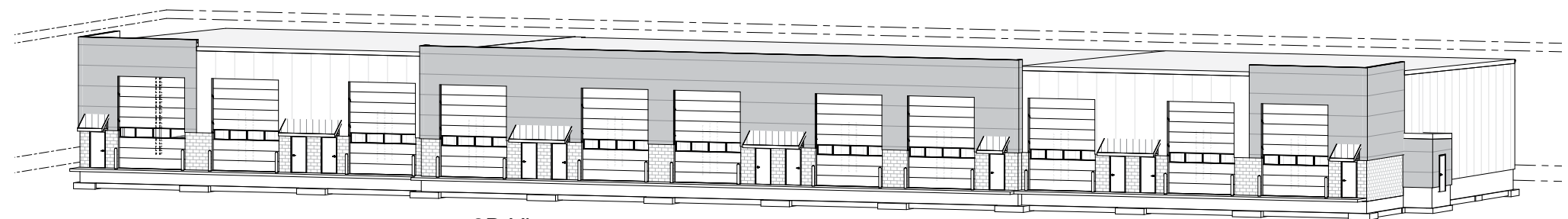
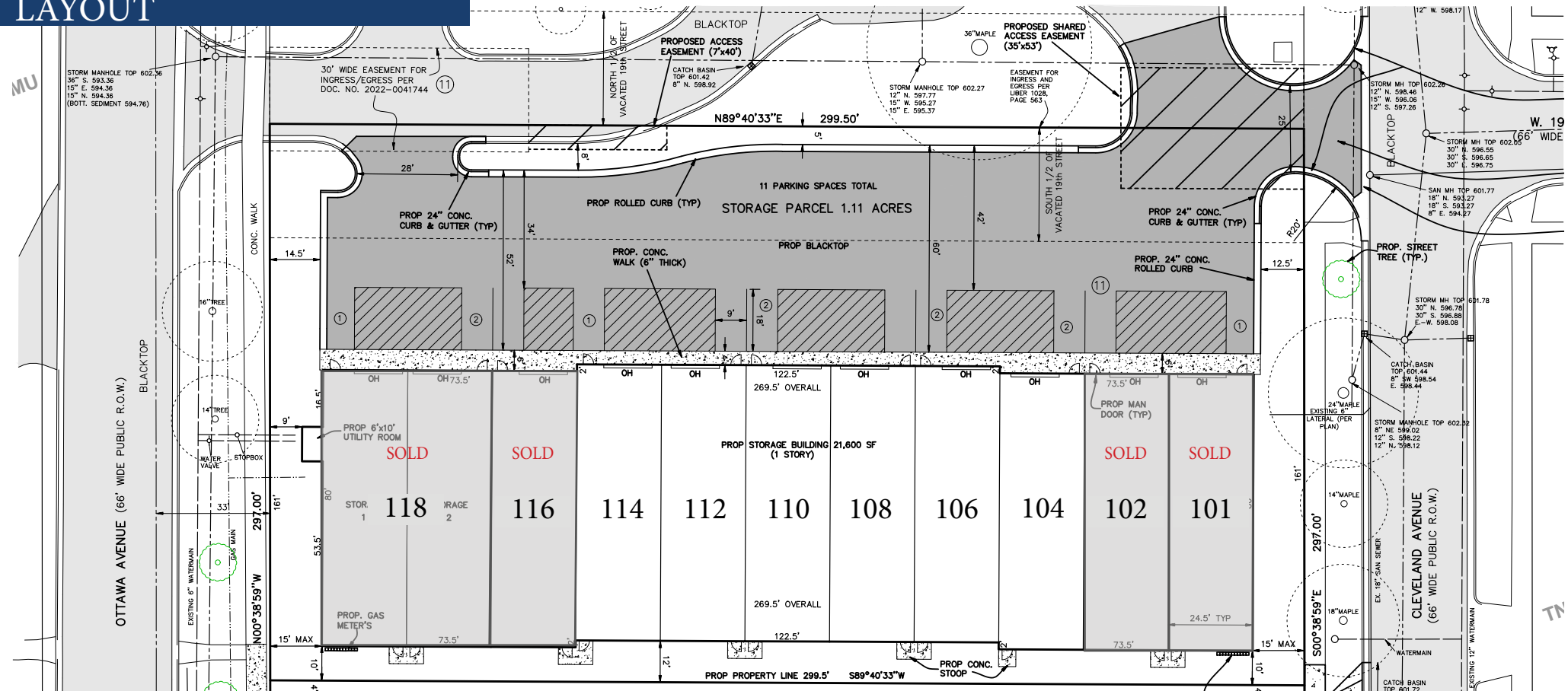
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LAYOUT



3D View



**LAKE SHORE**  
COMMERCIAL REAL ESTATE



**MAIN FLOOR PLAN**

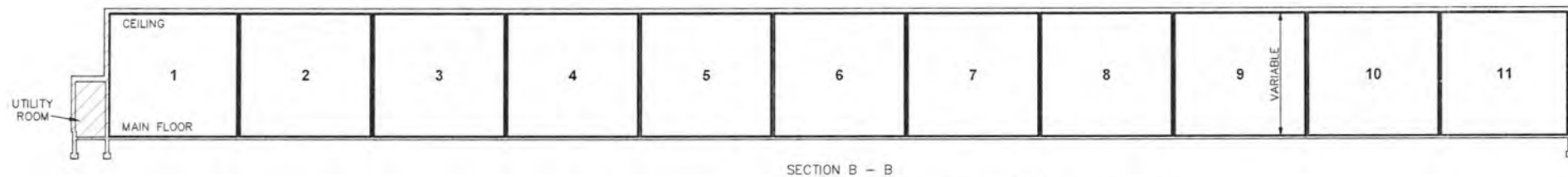
The plan shows 11 units arranged in a row. Units 1, 2, 3, 10, and 11 are shaded gray and labeled "SOLD". Units 4, 5, 6, 7, 8, and 9 are white. The plan includes dimensions for each unit and overall building dimensions. A utility room is located on the left. Section lines A-A and B-B are indicated.

Unit	Area (SQ FT)	Width (ft)	Depth (ft)	Status
1	1862	23.67	78.67	SOLD
2	1901	24.17	78.67	SOLD
3	1901	24.17	78.67	SOLD
4	1901	24.17	78.67	
5	1901	24.17	78.67	
6	1901	24.17	78.67	
7	1901	24.17	78.67	
8	1901	24.17	78.67	
9	1901	24.17	78.67	
10	1901	24.17	78.67	SOLD
11	1862	23.67	78.67	SOLD

Diagram illustrating the cross-section of the main floor and sloped ceiling. The diagram shows a rectangular area labeled "7" representing the main floor, with a "SLOPED CEILING" above it. The height of the main floor is indicated as "VARIABLE". The section is labeled "SECTION A - A".



 LIMITS OF OWNERSHIP  
 = GENERAL COMMON ELEMENT





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PHOTOS





## YOUR PREMIER BROKER IN WEST MICHIGAN



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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.