

2945 S. DIVISION AVENUE
WYOMING, MICHIGAN

OFFICE FOR SALE
2,298 Square Feet Available



**SIGNATURE
ASSOCIATES**
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FREE-STANDING BUILDING

PRICE REDUCED



PROPERTY FEATURES

- 2,298 total building square feet
- 80' x 114' lot size
- Zoned FBC
- 12' ceiling height
- Security system
- Built in 1995
- Sale Price: ~~\$425,000~~ \$395,000 (\$171.89/sf)

Comments: Prime office or mix-use building along busy Division Avenue. Just off 28th Street and less than a 1/2 mile from US-131. Garage included with the property. Ample parking on-site with great frontage, this site can be used for office, mix-use, work/live opportunity, cafe, non-traditional retailer, salon, insurance and more.

For more information, please contact:

JOE RIZQALLAH
(616) 822 6310
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SIGNATURE ASSOCIATES
1188 East Paris Ave SE, Suite 220
Grand Rapids, MI 49546
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2945 S. Division Avenue – Wyoming, Michigan

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Aerial



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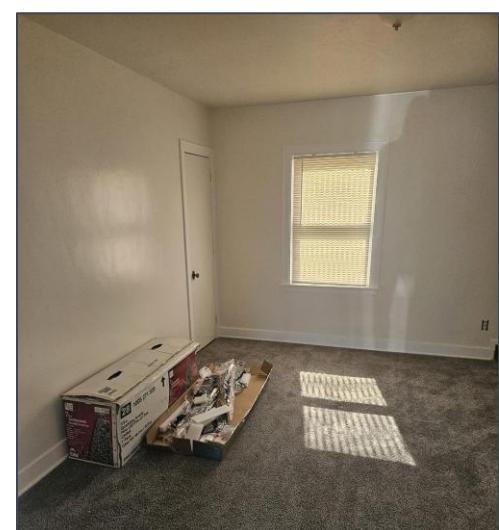
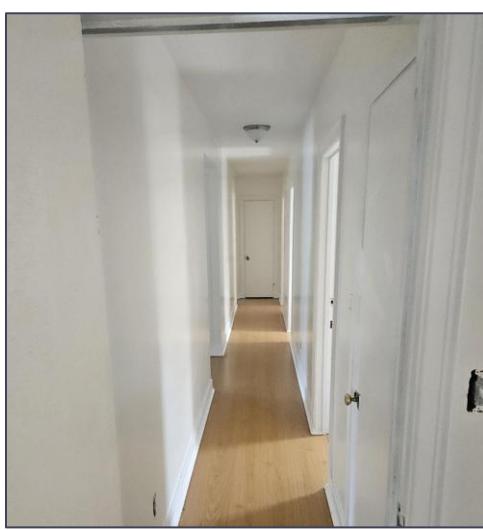
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Interior Photos



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Context Area & Use Standards

TABLE 90-1408 CORRIDOR GENERAL AREA (CG)

Specific Use	Mixed Use Building	Zero Lot Line Building	Retail Building	Live/Work Building	Apartment	Rowhouse	Two-Family House	Single-Family House	Civic Building
Accessory uses	P	P	P	P	P				P
Any use in retail sales of 20,000 square feet or more	P	P	P						
Apparel shop	P	P	P	P					
Art, including art work, art supplies and framing materials	P	P	P	P					
Automobile gasoline/convenience store			PD						
Automobile repair and service entirely within an enclosed building, except body shops, painting and refinishing, automobile washes, automobile gasoline and automobile service stations									
Automobile sales									
Automobile, motorcycle, trailer, recreational vehicle or boat showrooms									
Baked goods	P	P	P	P					
Bank and financial institution	P								
Barbershop	P			P	P#				
Beauty shop	P			P	P#				
Bowling alley									
Bus transfer station	P								P
Business office	P	PD	PD	P	P#				
Business service establishments	P	PD	PD	P	P#				
Car wash			SD						
College or university									P
Commercial greenhouse	SD		SD						
Community center	P								
Convalescent or nursing homes									
Dance hall/nightclub	S	S	S						
Delicatessen	P	P	P	P					
Drive-through establishments	S	S	S						
Drugstore	P	P	P	P					
Dry cleaning establishment (per 90-401B (5) (c))		P	P						
Eating and drinking establishments (without drive-through service)	P	P	P		P#				
Flower shop	P	P	P	P					

P = Permitted use. PD = Permitted in Division Avenue Form Based Code Area only. PS = Permitted use on floors two and above. P# = Permitted use on first floor only. S = Special Land Use. SD = Special Land Use Permitted in Division Avenue only. Blank cell = Use not permitted.

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Specific Use	Mixed Use Building	Zero Lot Line Building	Retail Building	Live/Work Building	Apartment	Rowhouse	Two-Family House	Single-Family House	Civic Building
Funeral homes or mortuaries									
General merchandise store	P	P	P	P					
Grocery	P	P	P	P	P#				
Hardware store, paint and wallpaper	P	P	P	P					
Health and fitness	P				P#				
Hotel	P\$								
Indoor skating rink									
Indoor theater	P	P	P						
Medical office	P	P ^D	P ^D	P	P#				
Microbrewery, small distiller	P	P	P						
Multiple family dwellings	P\$			P	P				
Municipal uses								P	
Nursery schools, day nurseries, and dependent care facilities for seven or more people	P\$			P	P#				
Open air business			S						
Outdoor eating and drinking establishments having table service when part of an indoor eating and drinking establishment	P	P	P						
Parking structures									
Photographic studio	P	P	P	P					
Pool hall/billiards									
Printing and publishing	P			P					
Professional office	P	P ^D	P ^D	P	P#				
Religious or social service assembly									
Secondhand business	S	S	S						
Self-service laundry and dry cleaning	P								
Single-family detached dwelling									
State licensed residential facility									
Two-family dwellings/rowhouses									
Veterinary hospitals and clinics, excluding outdoor use of property for exercise yards or pens	P#		P						

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