

140 64th Ave N Coopersville, MI 49404



11,500
Square Feet



2.57
Acres



\$1,550,000
Sale Price

FOR SALE

140 64th Ave N is a well maintained 11,500 SF office and flex property strategically positioned between the Lakeshore and Grand Rapids. The property offers a unique combination of extensive office space, training and collaborative areas, and warehouse space, providing a flexible layout for a wide range of users. The building's multiple wings allow for separation between departments or business divisions while also creating the potential for a multi tenant configuration with shared amenities. With 87 onsite parking spaces and access to drive in doors, the property is well suited for contractors, service companies, medical or professional office users, and other businesses requiring a significant office presence with a warehouse or training component. The property has benefited from substantial investment in recent years, including interior renovations and an addition in 2018, a roof replacement in 2016, and a Generac backup generator installed in 2020. An onsite 19.5 kWp solar field provides an additional benefit by significantly reducing electricity costs during peak summer months. Located approximately 20 miles from Downtown Grand Rapids and 15 miles from the Lakeshore, the property offers an opportunity to acquire a flexible, well maintained property positioned to serve businesses throughout West Michigan. Occupancy is anticipated in Q1 2027.

CONTACT

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SALE SNAPSHOT



11,500 SF
Building



\$1,550,000
Sale Price

\$134.78/SF
Sale Price

BUILDING SNAPSHOT



11,500 SF
Total Building



2.57
Acres



1997
Year Built

SALE INFORMATION

Sale Price	\$1,550,000
Sale Price/SF	\$134.78/SF
Acreage	2.57 Acres
Parcel Number	70-05-23-300-019
Possession	Approximately Q1 2027
Assessed Value (2027)	\$737,700
Taxable Value (2027)	\$591,055
State Equalized Value (2027)	\$737,700
Real Estate Taxes	\$34,222.69
Summer 2026	\$13,777.94
Winter 2025	\$20,444.75

BUILDING INFORMATION

Total Building SF	11,500 SF
Office SF	8,000 SF
Warehouse SF	2,600 SF
Storage Building SF	900 SF
Acreage	2.57 Acres
Drive-In Door(s)	2
Year Built	1997
Construction	Wood Framed
Floors	1
Parking Spaces	87 Spaces
Signage	Monument/Building
Municipality	City of Coopersville
Zoning	C-1, Business

	Year
Generac Back-Up Generator	2020
Interior Renovations	2018
Apprenticeship Addition (Including dedicated HVAC unit)	2018
Barn/Outbuilding	2018
Roof Replacement	2016

SOLAR SAVINGS - CONSUMERS ENERGY BILL

Solar Field: 19.5 kWp

Month	2025 Bill (before solar)	2026 Bill (after solar)	\$ Saved	% Saved
January	\$572.67	\$566.57	-	-
February	\$585.32	\$576.41	-	-
March	\$579.17	\$436.87	\$142.30	24.6%
April	\$527.51	\$331.33	\$196.18	37.2%
May	\$544.71	\$221.39	\$323.32	59.4%
June	\$584.07	\$111.31	\$472.76	80.9%
July	\$656.22	\$179.33	\$476.89	72.7%
August	\$801.23			
September	\$817.55			
October	\$602.90			
November	\$551.31			
December	\$537.50			
Total/Average	\$7,360.16	\$2,423.21	\$1,611.45	

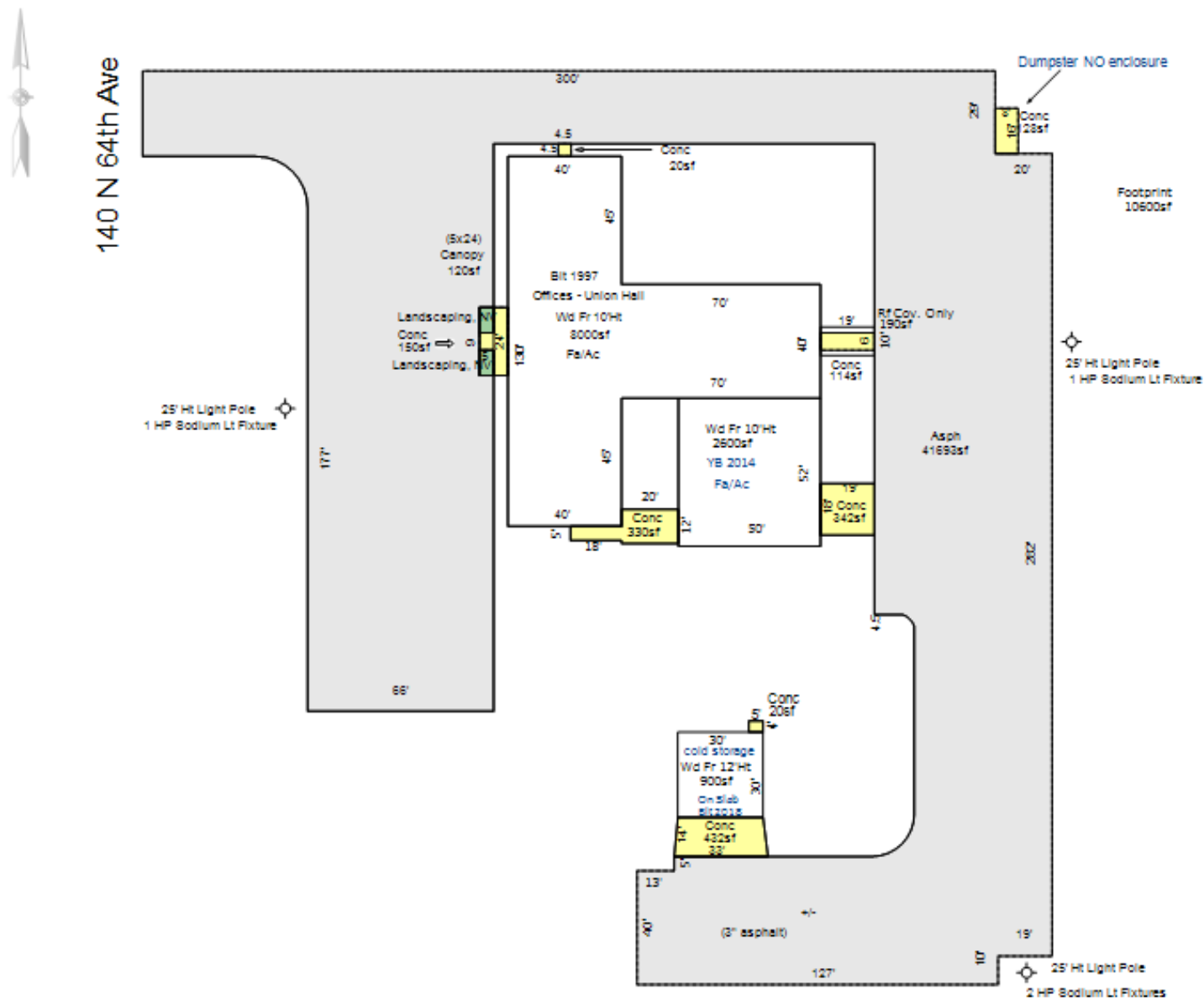
Solar Activated



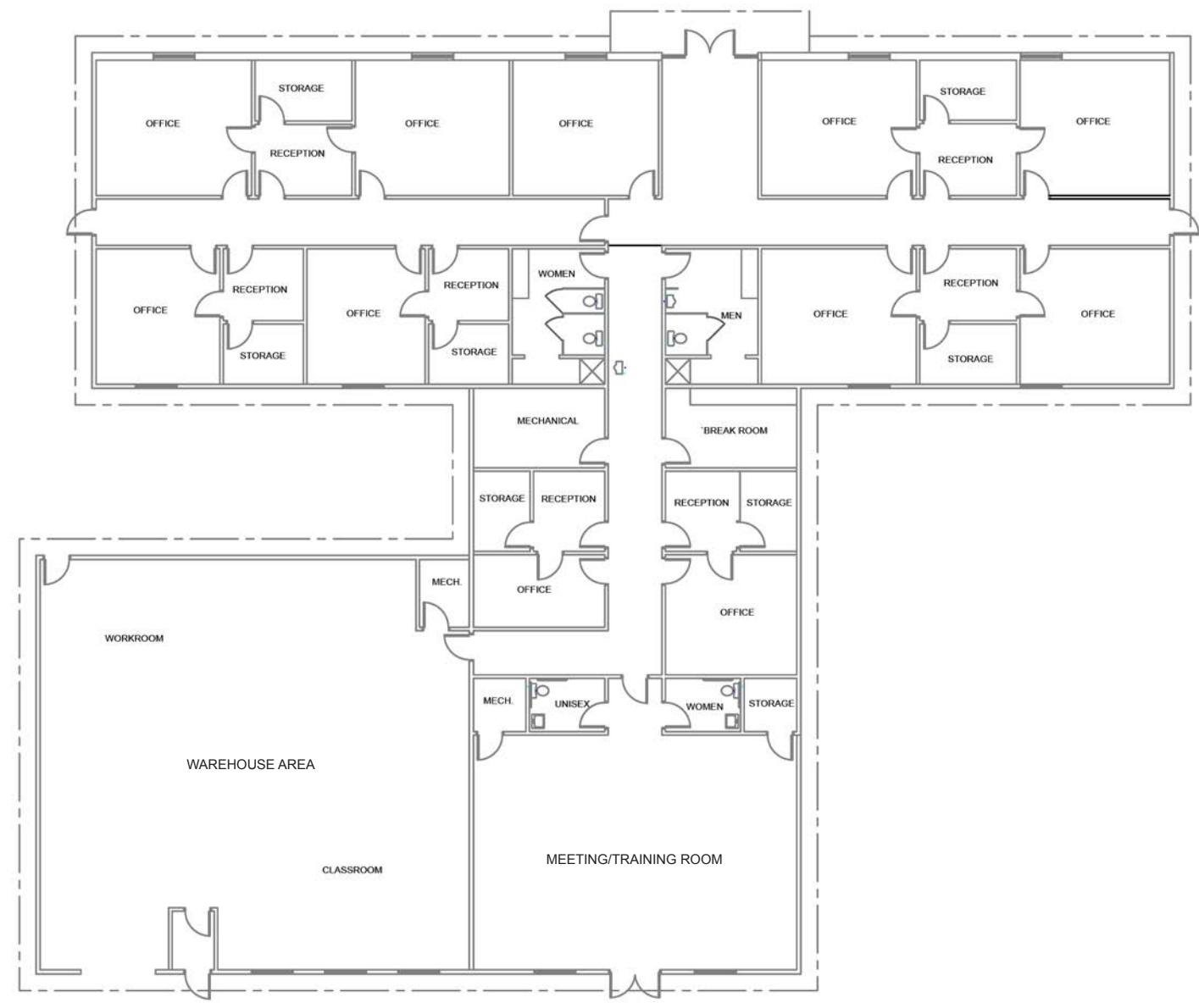
AREA MAP



SITE PLAN



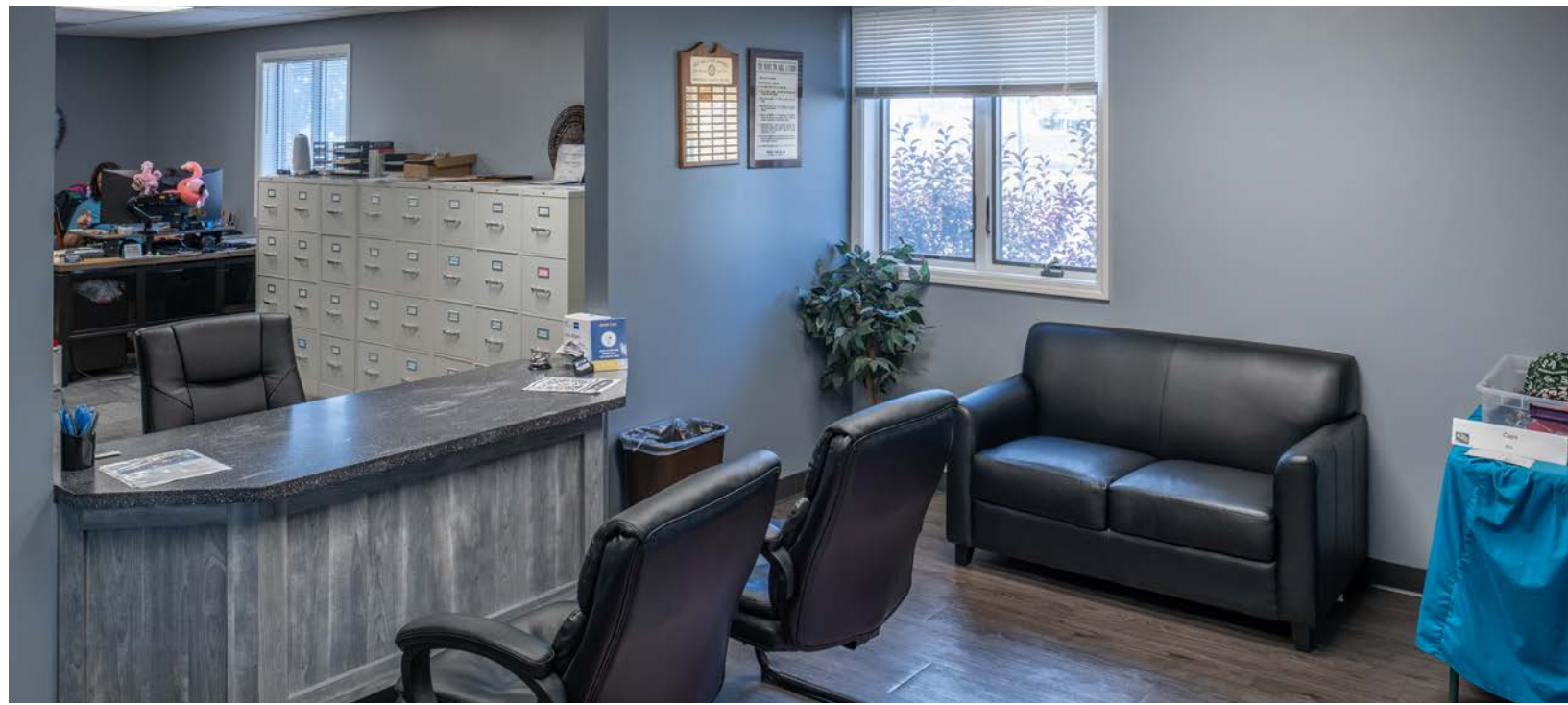
FLOOR PLAN



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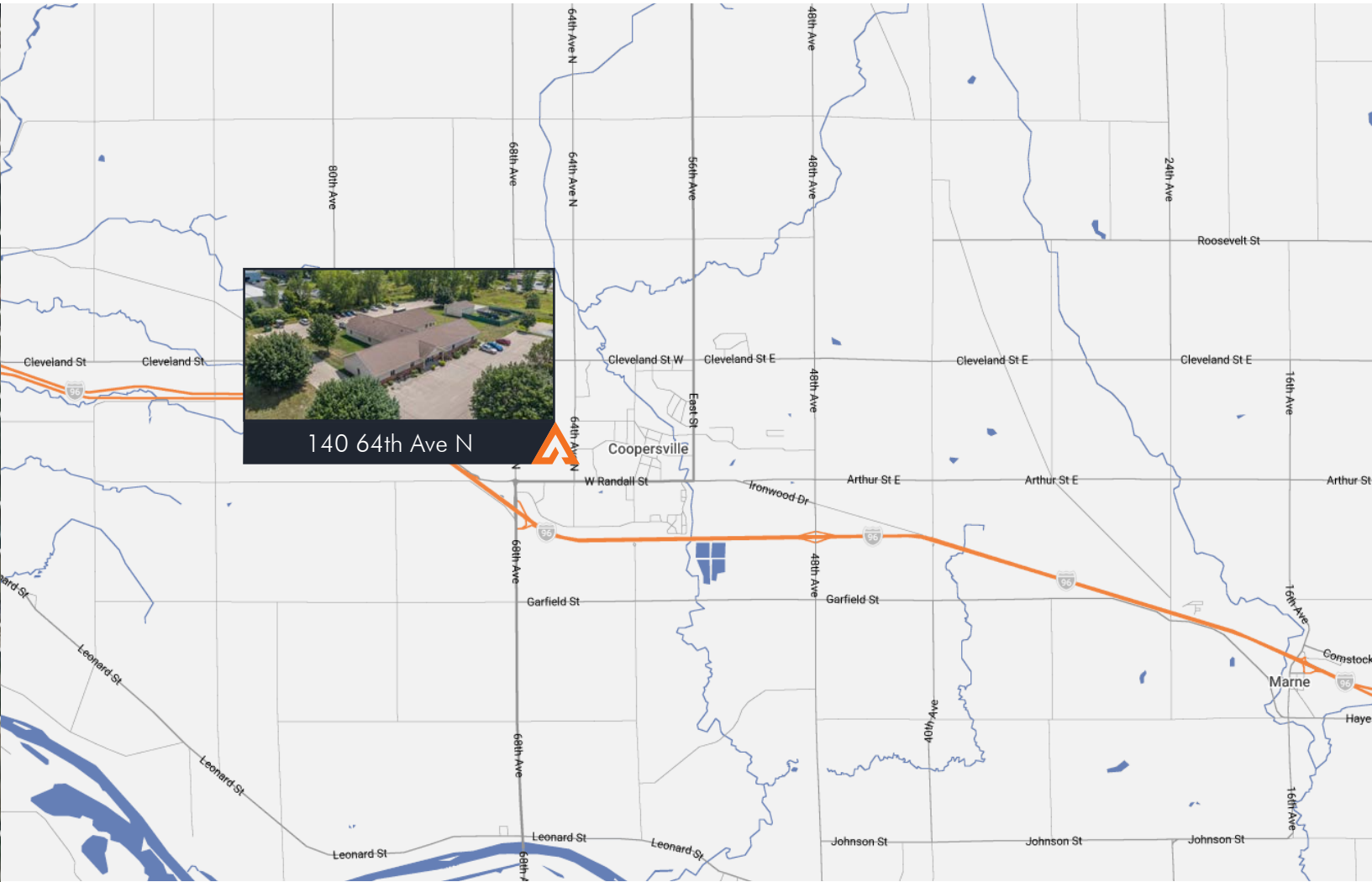
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SITE DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Total Population	3,612	6,132	10,974
 Median Age	34.1	36.1	37.9
 Total Households	1,385	2,251	3,995
 Median Income	\$54,781	\$61,589	\$70,956

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PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	20 miles
Gerald R. Ford International Airport	30 miles
Lansing	83 miles
Detroit	176 miles
Chicago	177 miles
Indianapolis	260 miles



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