

4922 DIVISION AVENUE S
KENTWOOD, MICHIGAN

RETAIL FOR SALE
8,175 Square Feet Available



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THREE BUILDINGS



PROPERTY FEATURES

- 8,175 total building square footage
 - 4,946 sq. ft. commercial building
 - 2,116 sq. ft. industrial building
 - 1,123 sq. ft. residential home
- 0.986 total acres
- Zoned FBC (Form Based Code) & C-2
- Built in 1962 & 1964; Remodeled in 1985 & 1995
- Sale Price: \$710,000

Comments: Site comes with 3 buildings along busy Division Avenue S. Large 2-Story office building with multiple suites and large basement. Great owner/user or investment grade building. New boiler and newer 4-ton and 3-ton HVAC. Site comes with a garage great for leasing or auto shop and a residential home currently leased out.



For more information, please contact:

JOE RIZQALLAH
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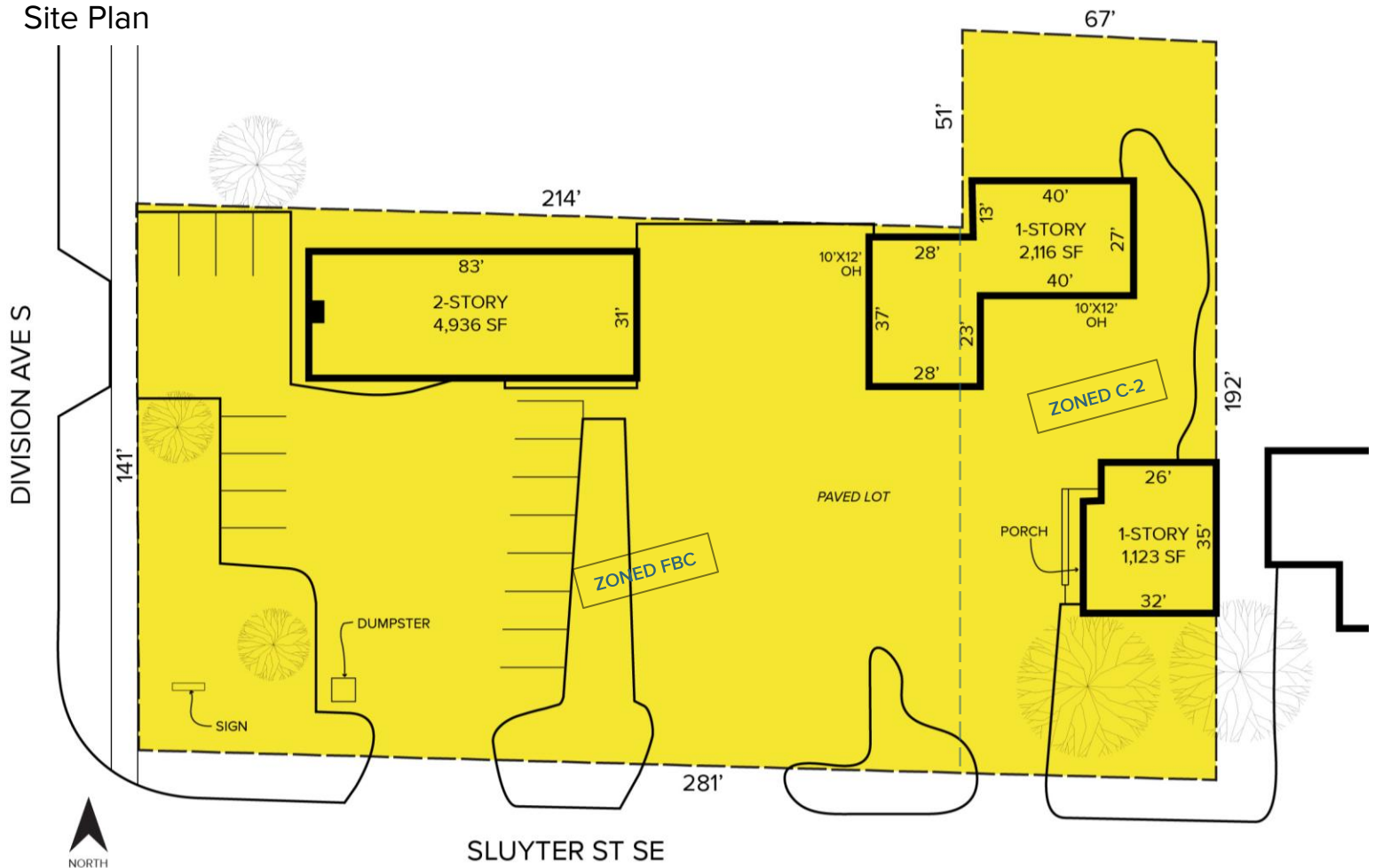
SIGNATURE ASSOCIATES
1188 East Paris Ave SE, Suite 220
Grand Rapids, MI 49546
www.signatureassociates.com

4922 Division Avenue S – Kentwood, Michigan

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Site Plan



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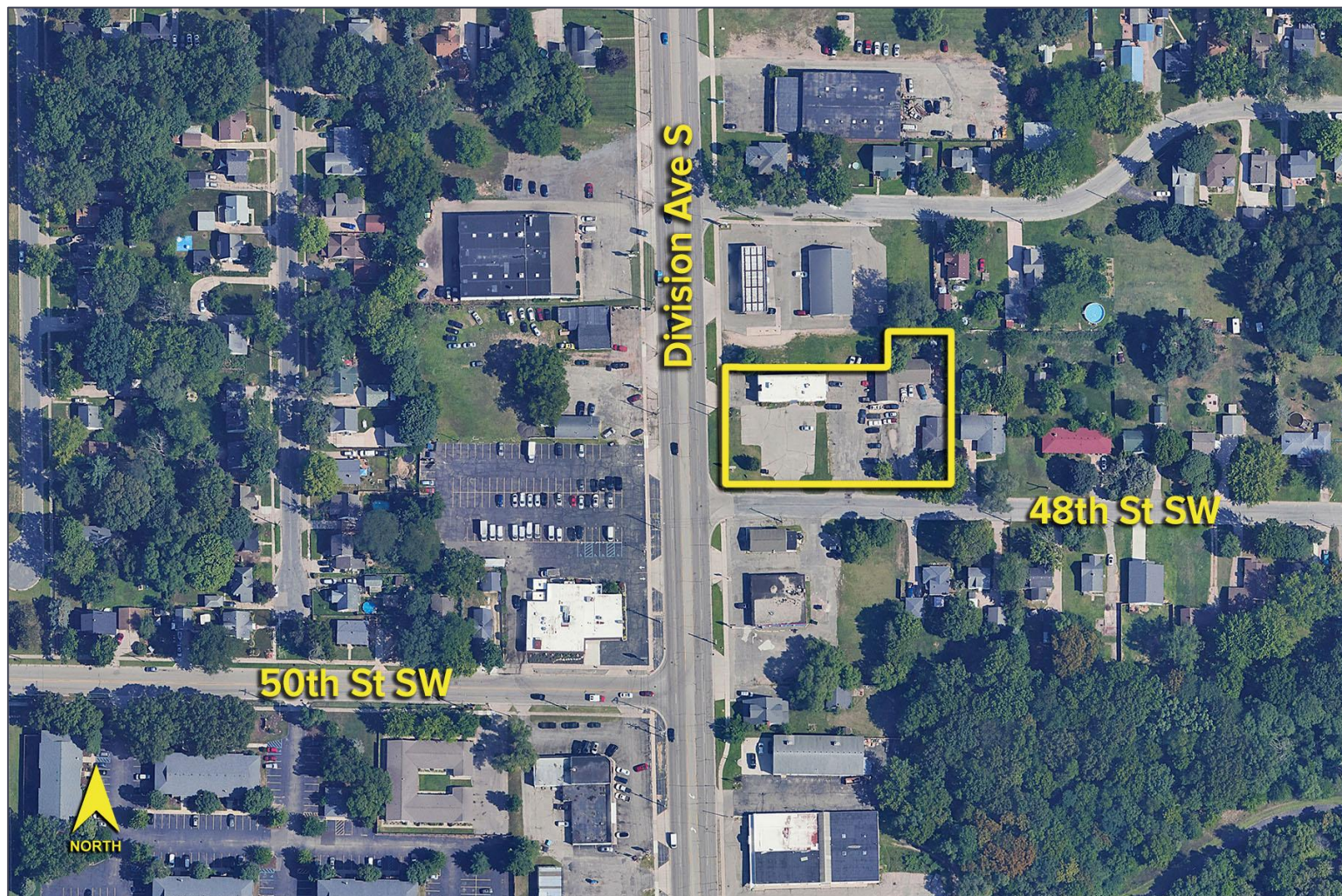
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Aerial



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	11,508	\$63,666
3 MILE	96,101	\$72,366
5 MILE	238,553	\$80,537

TRAFFIC COUNTS (TWO-WAY)

18,573	Division Ave south of 44 th St
16,753	Division Ave north of 44 th St
25,253	44 th St west of Division Ave
31,302	44 th St east of Division Ave

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Interior Photos of 2-Story Commercial Building



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