

# FOR SALE

## 2,878 +/- SF SINGLE STORY COMMERCIAL BUILDING



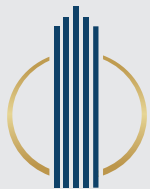
2551 S. State Road,  
Ionia, MI 48846



### PROPERTY INFORMATION

- Building Size: 2,878 +/- SF
- Property Size: 1.02 +/- Acres
- Year Built: 1998
- Year Renovated: 2011
- Location: East side of S. State Road, South of Tuttle Road
- Zoning: No zoning designations in Ionia Township. Multiple uses possible
- Frontage: 60' on S. State Road
- Adjacent uses: National Restaurant Chains, auto parts store, dental office, Meijer, among others
- Includes a three (3) lane drive through and excellent visibility on the main throughfare

Includes 20 year deed restriction on financial intuitions. ATM will stay and seller will enter into an easement



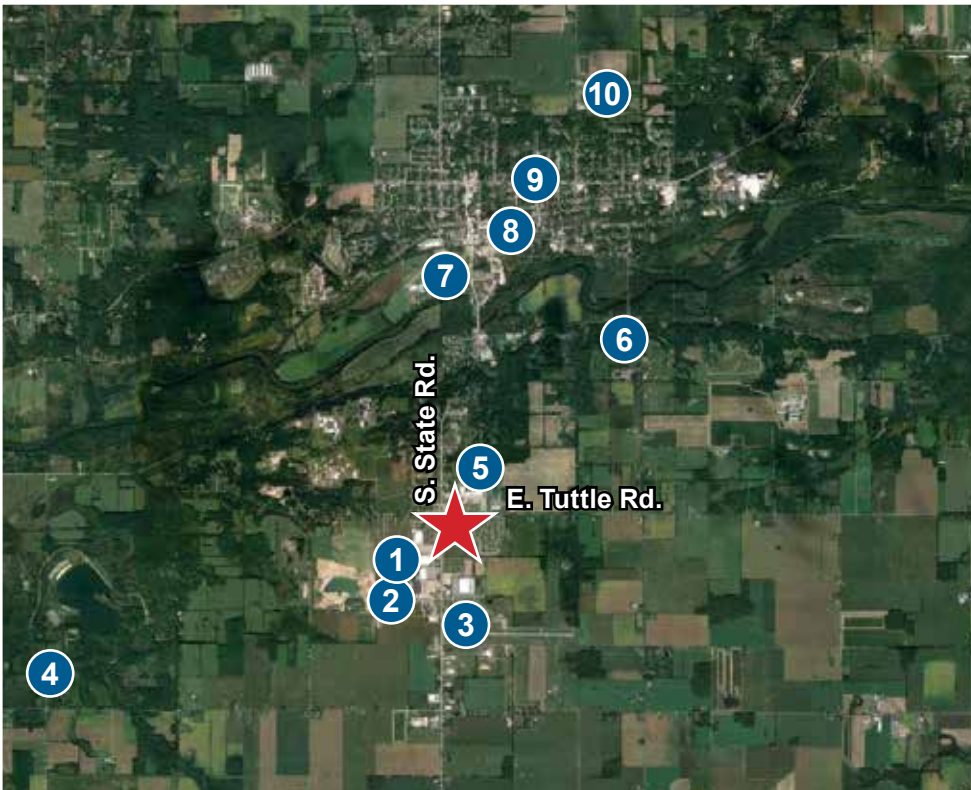
**M. SHAPIRO**  
REAL ESTATE GROUP

For more information on this property, please contact:  
**SAM MADORSKY**  
**248.865.0066**

# ALL OFFERS CONSIDERED!

For more information regarding this property or our other listings, please visit our website,  
[www.mshapirorealstate.com](http://www.mshapirorealstate.com)

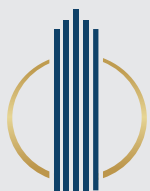
# ADDITIONAL PHOTOS



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## Local Businesses and Attractions

1. Meijer
2. Walmart Supercenter
3. Ionia County Airport
4. Ionia State Recreation Area
5. Ionia High School
6. Shadow Ridge Golf Course
7. Ionia State Fairgrounds
8. Ionia Theatre
9. Ionia Middle School
10. Ionia Skateland



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