# **Development Site** 1171 M-89, Plainwell, MI

This nearly half acre development site is the first available property West of US-131. The property sits at the entrance to Meijer and is adjacent to a newer Starbucks & T-Mobile.

The building is for sale, though the operating business on-site is not included in the transaction. Additionally, there is a 1,130 SF retail/office space on the ground floor with an optional second-floor storage area for lease. Ideal for investors or businesses seeking to capitalize on a high-traffic location in this thriving retail corridor.

#### AGENT INFORMATION

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## OFFERED FOR SALE OR FOR LEASE



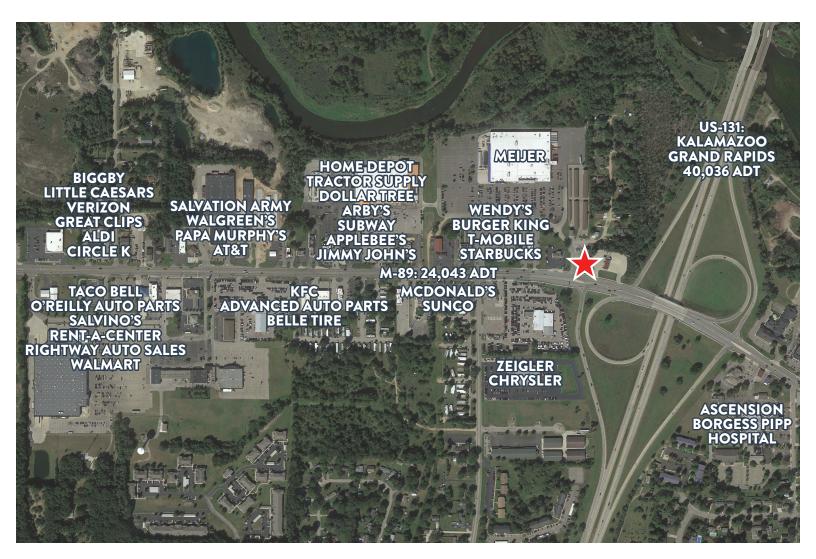
#### The PROPERTY

Location:	1179 M-89
City, State:	Plainwell, Michigan
Parcel Number:	08-019-013-10
Acres:	0.45
ADT:	US-131 (40,036)
	M-89 (24,043)

#### The BUILDING

Building Size:	6,120 SF
Restrooms:	Two (2)
Flooring:	Tile/Concrete

\* Tenant will pay their pro rata share of utilities.





The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective Buyer/Tenant should complete their own due diligence and should not rely on Owner/Landlord-provided materials or representations.

#### FOR SALE OR LEASE 1171 M-89 Plainwell, Michigan

#### The Building

#### FOR SALE

Type: Price: Size: Industrial \$1,199,000 6,120

#### <u>Suite A</u>

#### FOR LEASE

Type: Price: Lease Type: Size: Office/Retail \$19.64 PSF Modified Gross 1,130 SF

### Optional

Type: Price: Lease Type: Size: 2nd Story Storage \$500/Month Modified Gross ~1,600 SF











