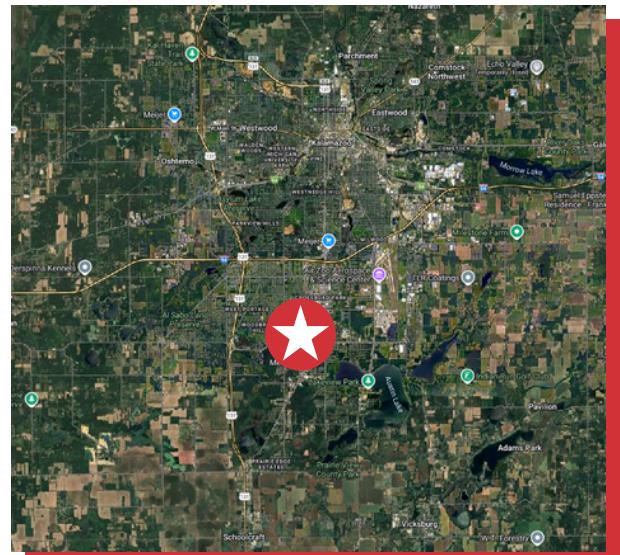




## 1315 & 1351 W. CENTRE AVE PORTAGE MI 49024

- For Sale: \$800,000 (\$190,930 / Acre)
- Site Size: 4.19 Acres
- Zoning: OS-1 (Office Services)
- Location: W. Centre Avenue (23,670 VPD)
- Description: Largest available development site between Shaver Road and US-131
- Permitted Uses: Office, Medical Office, Banks and more (see page 4)



### FOR MORE INFORMATION, CONTACT:

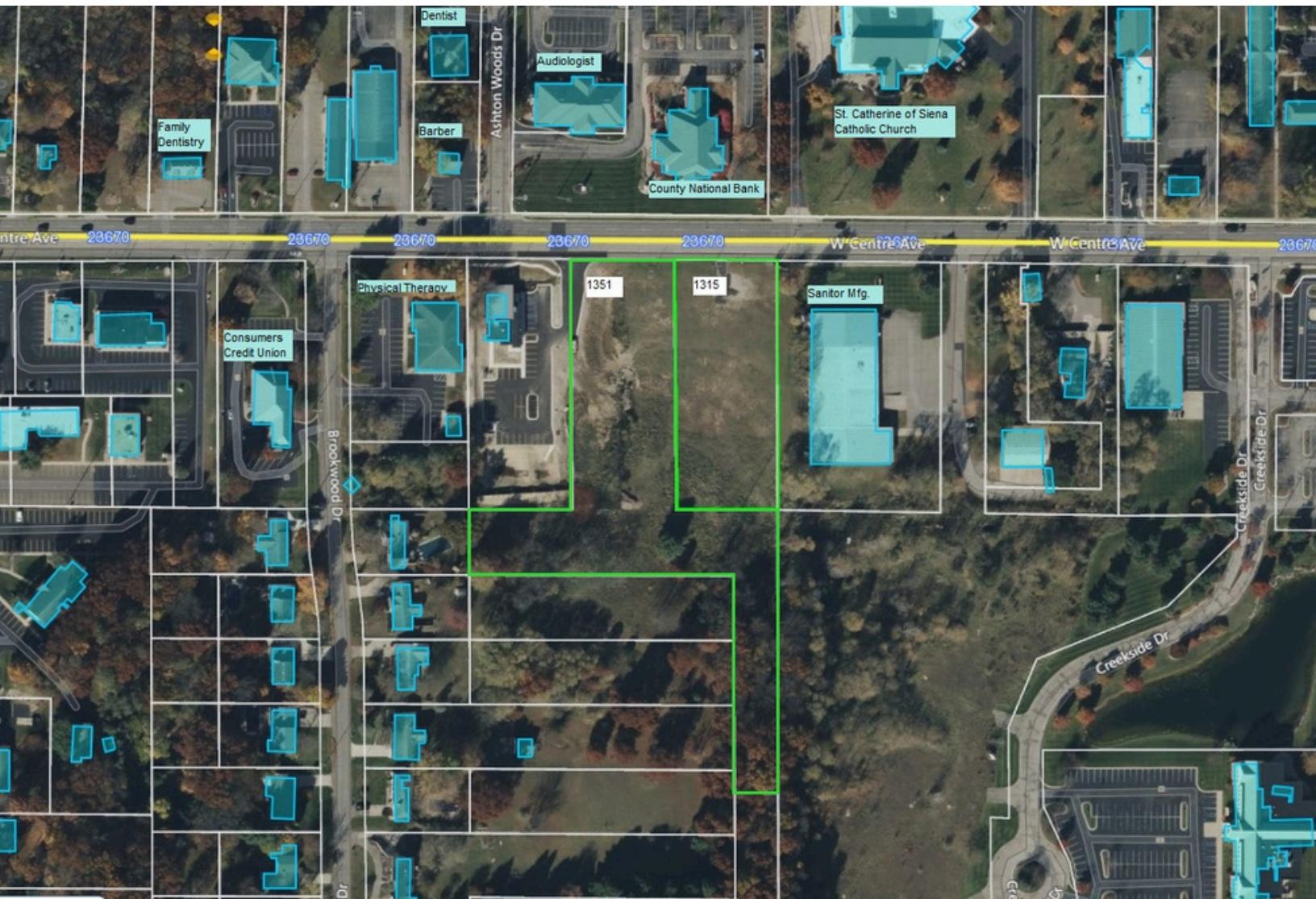
**CHANDLER KENNELL**  
616.575.7006  
chandler@naiwwm.com

**BOB LOTZAR**  
616.575.7041  
bobl@naiwwm.com



# PARCELS AND TRAFFIC COUNT

FOR SALE  
LAND USE



 **1315 & 1351 W CENTRE  
PORTAGE MI 49024**

 **Wisinski of  
West Michigan**

# SALE OVERVIEW

FOR SALE  
LAND USE

## SALE INFORMATION

Sale Price:	\$800,000		
Municipality:	City of Portage		
	<b>1315 W CENTRE AVE.</b>	<b>1351 W CENTRE AVE.</b>	<b>COMBINED</b>
<b>Acreage:</b>	1.30 Acres	2.85 Acres	<b>4.15 Acres</b>
<b>PPN:</b>	10-00021-135-A	10-00021-145-A	
<b>SEV (2025):</b>	\$100,500	\$162,800	<b>\$263,300</b>
<b>Taxable Value (2025):</b>	\$65,815	\$138,482	<b>\$204,297</b>
<b>Summer Taxes (2025):</b>	\$3,794.40	\$7,983.91	<b>\$11,778.31</b>
<b>Winter Taxes (2024):</b>	\$346.69	\$729.51	<b>\$1,076.20</b>
<b>Total Taxes (2024):</b>	\$4,141.09	\$8,713.42	<b>\$12,854.51</b>

## LEGAL DESCRIPTONS

NW QTR OF SEC 21, TWP 3 S, R 11 W, BEG AT A PT ON N LINE OF SD SEC 21 THAT IS 1262.55 FT S 88 DEG 50 MIN 52 SEC E OF THE NW COR OF SD SEC 21; TH S 88 DEG 50 MIN 52 SEC E 66 FT; TH S 00 DEG 45 MIN 29 SEC W ON SD E LINE 402 FT; TH N 88 DEG 50 MIN 52 SEC W 153.43; TH N 00 DEG 45 MIN 29 SEC E 369 FT; TH S 88 DEG 50 MIN 52 SEC E 87.43 FT; TH N 00 DEG 45 MIN 29 SE E 33 FT TO POB. CONTAINING 1.35 ACRES + - SPLIT ON 11/03/2021 WITH 00021-140-O, 00021-145-O, 00021-150-A, 00021-150-B, 01000-056-B INTO 00021-135-A, 00021-145-A, 00021-150-C; NW QTR SEC 21, TWP 3 S, R 11 W; BEG 1021.71 FT E OF NW COR OF SD SEC 21; TH E 76.89 FT; TH S 33 FT; TH E 76.54 FT; TH S 369 FT; TH E 153.43 FT; TH N 420.40 FT; TH W 66 FT; TH N 326.13 FT; TH W 388.69; TH N 94.82 FT; TH E 147.56 FT; TH N 402 FT TO POB. CONTAINING 2.84 ACRES + - SPLIT ON 11/03/2021 WITH 00021-135-O, 00021-140-O, 00021-150-A, 00021-150-B, 01000-056-B INTO 00021-135-A, 00021-145-A, 00021-150-C;

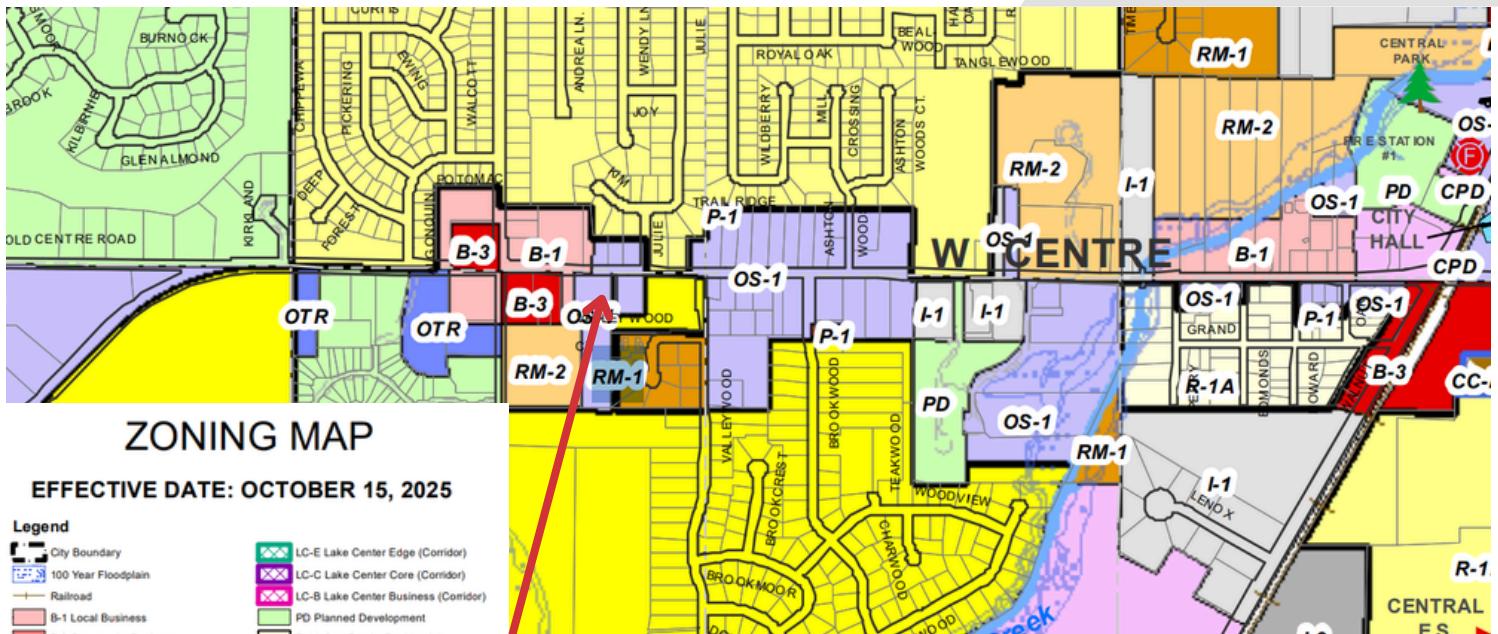


 **1315 & 1351 W CENTRE  
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# ZONING INFORMATION

FOR SALE  
LAND USE



In the City of Portage, Michigan, the OS-1 (Office Service) zoning district is intended primarily for low-intensity office and service uses that act as a transition between residential and higher-intensity commercial or industrial areas.

Here's a summary of the permitted uses under OS-1 – Office Service zoning, based on the City of Portage Zoning Code (§42-214 and related sections):

#### Permitted Principal Uses

1. Professional offices – such as:
  - Lawyers, architects, engineers, accountants, insurance agents, real estate offices, consultants, etc.
2. Medical and dental offices or clinics – including outpatient care facilities.
3. Administrative, executive, and general offices – for corporations, nonprofits, or similar entities.
4. Financial institutions – banks, credit unions, savings and loans without drive-through facilities.
5. Personal business services – such as:
  - Photocopying, mailing, or similar support services that primarily serve offices and the public.
6. Municipal and public service buildings – like small government offices.
7. Places of worship – churches, temples, and similar institutions.

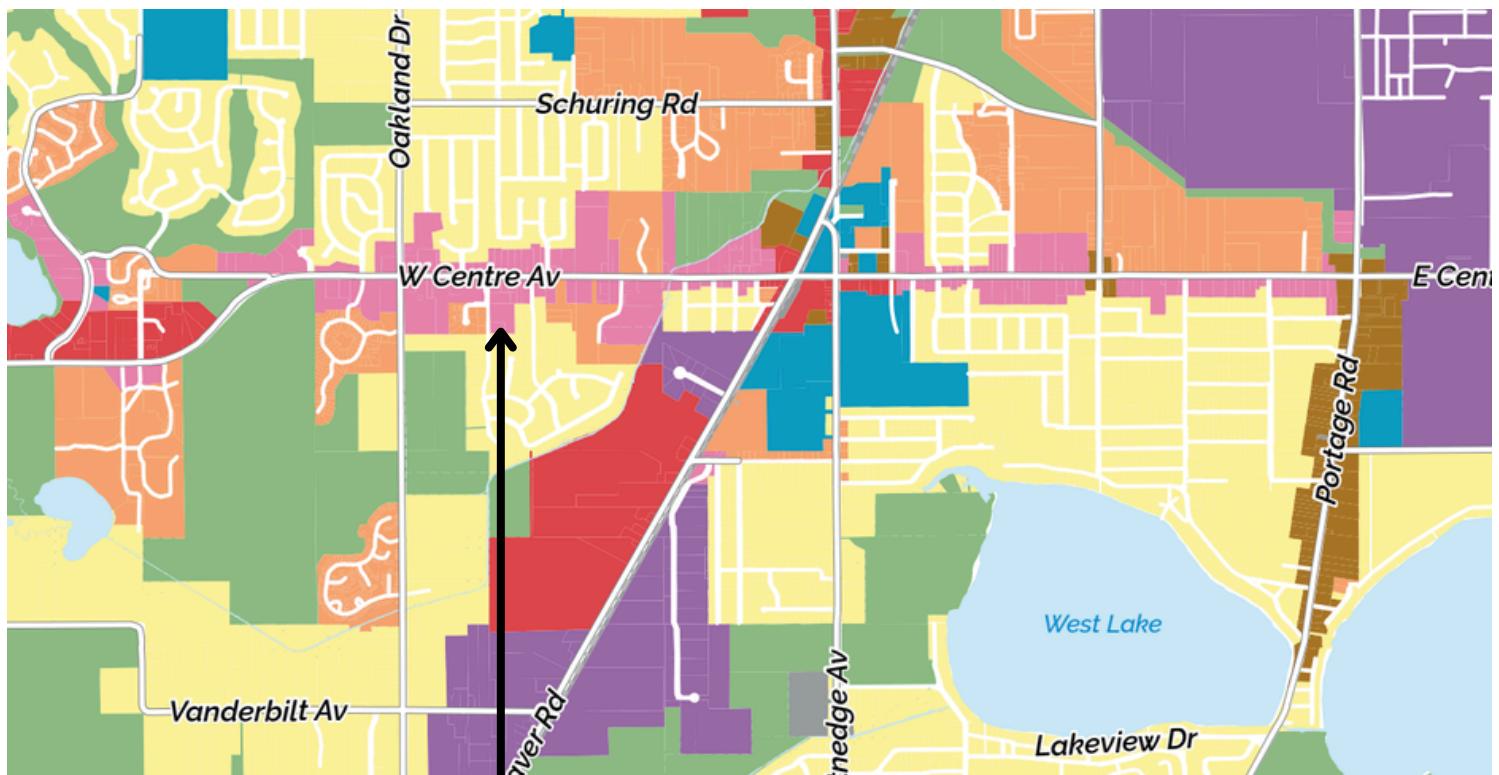
#### Special Land Uses (Require Planning Commission Approval)

1. Funeral homes or mortuaries.
2. Day-care centers or adult day-care facilities.
3. Medical clinics with laboratories or urgent-care centers.
4. Financial institutions with drive-throughs.
5. Accessory retail sales directly associated with a primary office use (e.g., a pharmacy inside a medical office).
6. Public utility substations.

<https://www.portagemi.gov/869/Planning-Zoning-Code-Enforcement>

# FUTURE LAND USE MAP CITY OF PORTAGE

FOR SALE  
LAND USE



## Future Land Use

<span style="background-color: #FFFF99; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Single Family Residential
<span style="background-color: #FF9966; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Mixed Residential
<span style="background-color: #FF6699; border: 1px solid black; border-radius: 50%; display: inline-block; width: 15px; height: 15px;"></span>	Local Commercial
<span style="background-color: #CC3333; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Community Commercial
<span style="background-color: #669933; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Mixed-Use
<span style="background-color: #663399; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Industrial
<span style="background-color: #339966; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Parks / Open Space
<span style="background-color: #006699; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Public / Institutional
<span style="background-color: #666666; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Transportation / Utilities

Portage Forward Together 2045 Master Plan | Land Use and Development

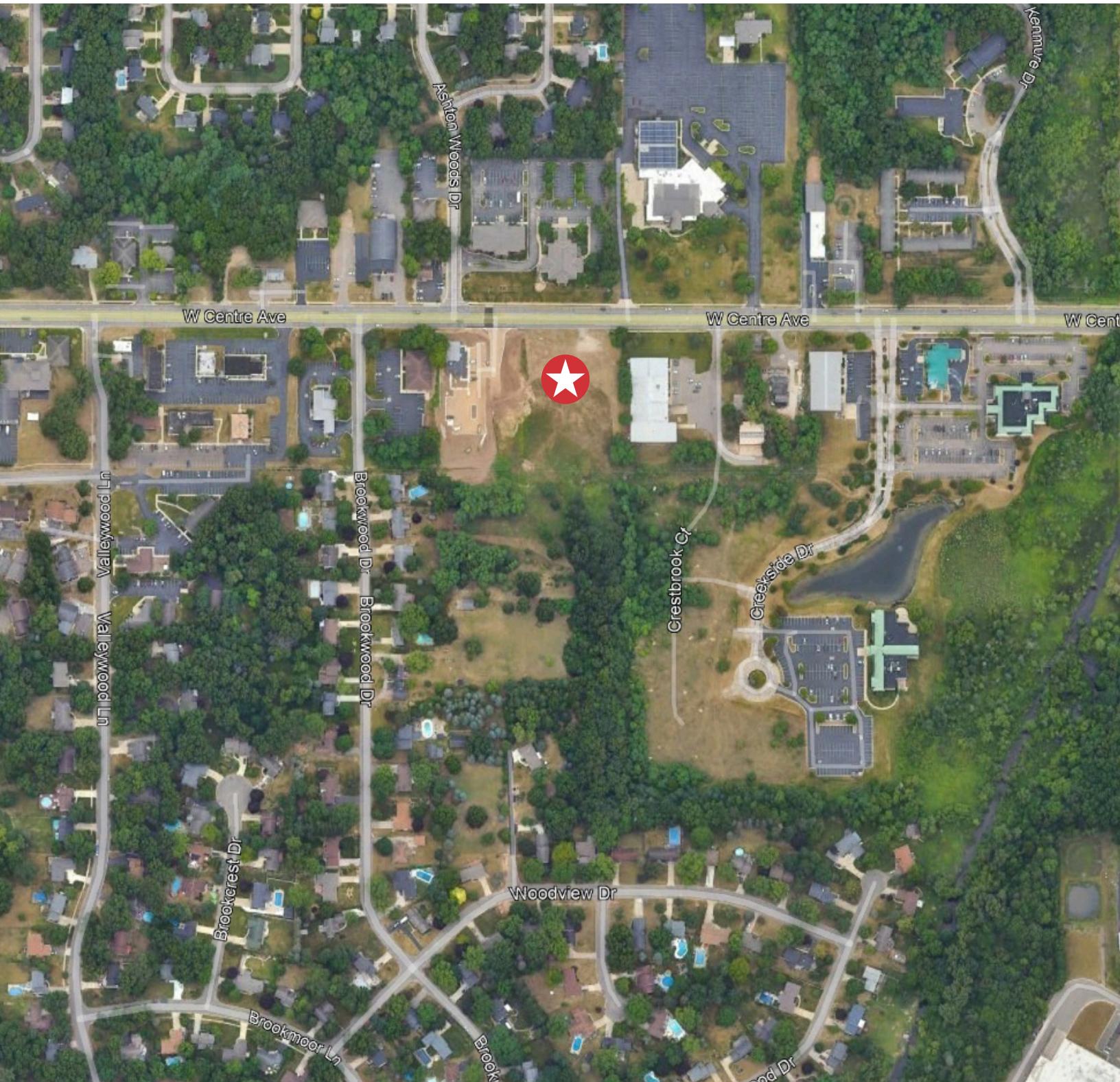
<https://www.portagemi.gov/869/Planning-Zoning-Code-Enforcement>

 1315 & 1351 W CENTRE  
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# AERIAL MAP

FOR SALE  
LAND USE

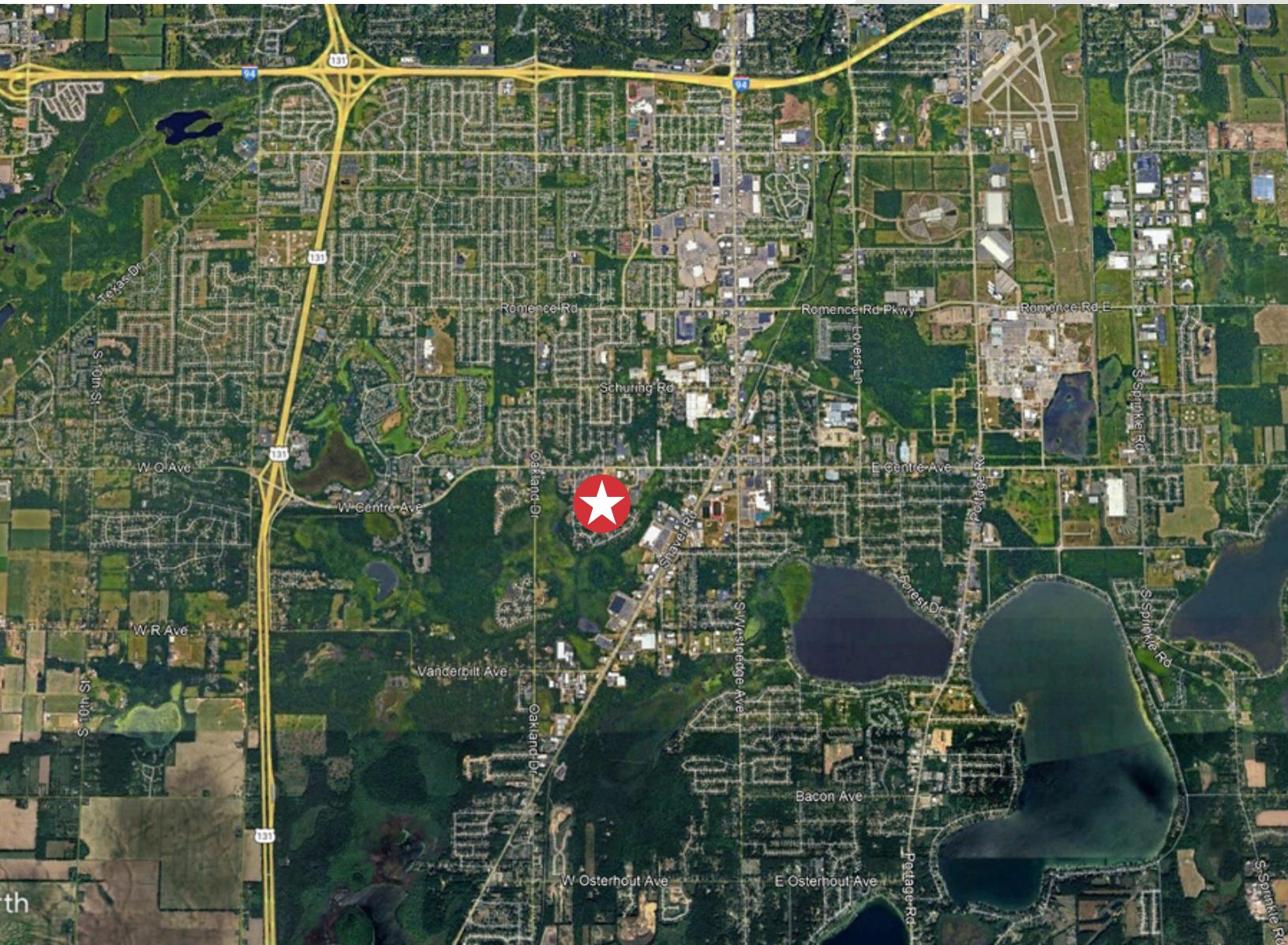


 **1315 & 1351 W CENTRE**  
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# LOCATION MAP

FOR SALE  
LAND USE



## PROXIMITY

US 131	2.3 Miles
I 94	4.8 Miles
Kalamazoo/Battle Creek International Airport	4.8 Miles
Gerald R. Ford International Airport	57 miles

 **1315 & 1351 W CENTRE**  
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# DEMOGRAPHICS

FOR SALE OR LEASE  
RETAIL SITE IN JENISON

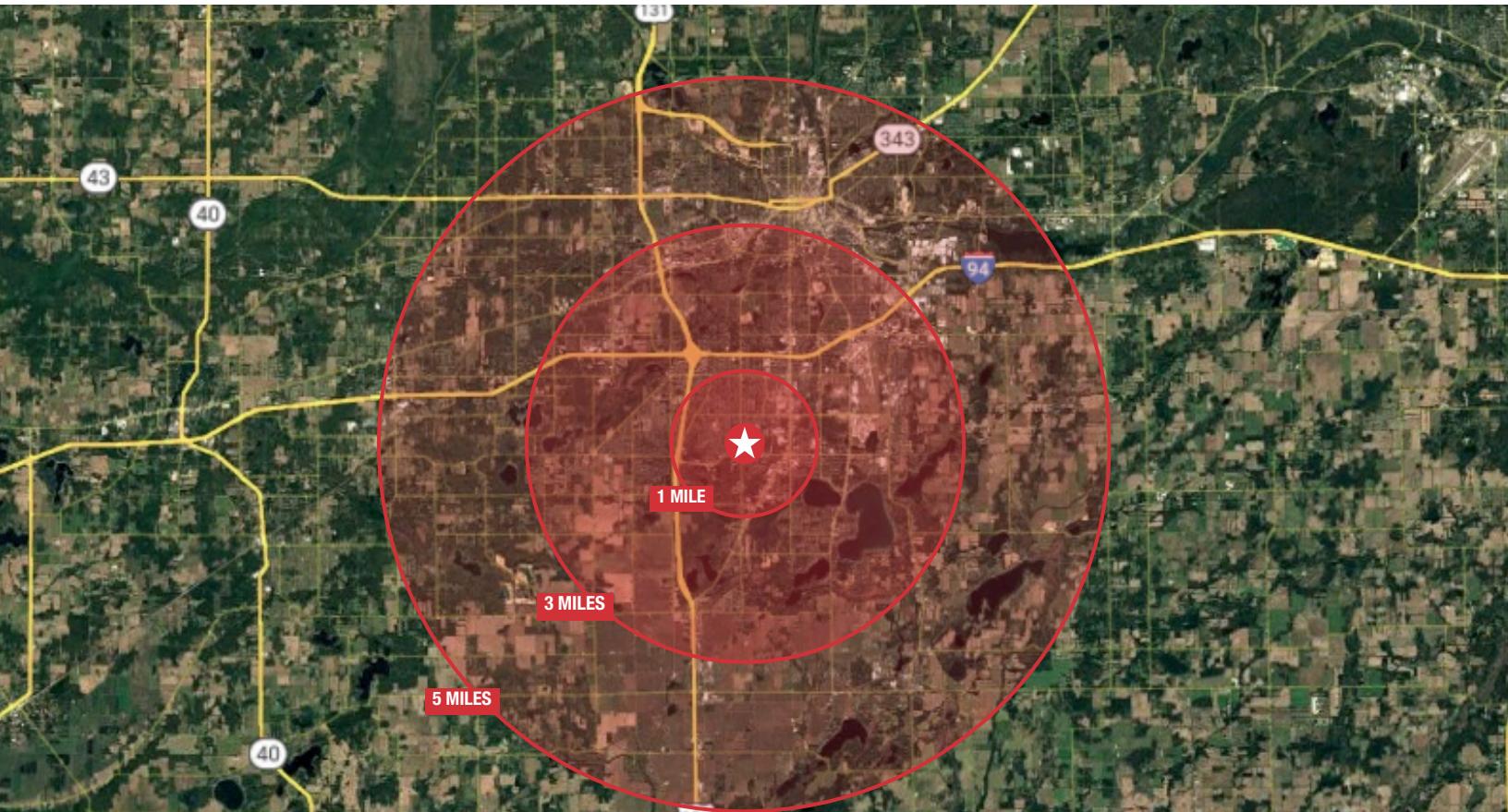
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,081	40,242	81,094
Average Age	39.8	40.5	40.1
<b>HOUSEHOLDS</b>			
Total Households	2,402	18,516	37,360
# of Persons per Household	2.15	2.33	2.31
<b>HOUSEHOLD INCOME</b>			
Average Household Income	\$101,856	\$118,720	\$114,783
Owner Occupied Housing Units	65.8%	70.1%	71.3%

**81K**

POPULATION  
(5 MILES)

**\$118K**

AVERAGE HH INCOME  
(3 MILES)



 **1315 & 1351 W CENTRE  
PORTAGE MI 49024**

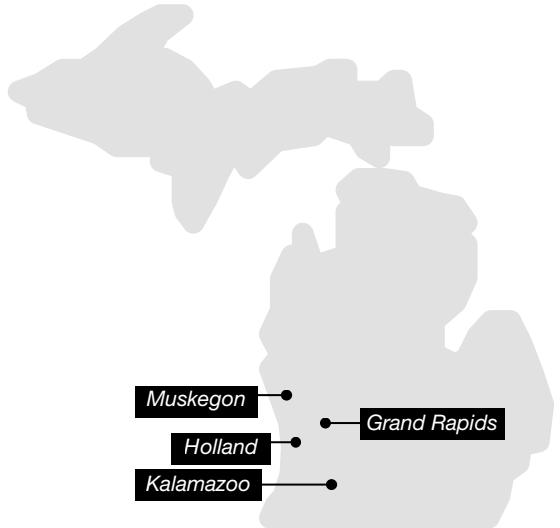
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# LOCATION OVERVIEW WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

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MIDWEST AWARD**

Holland

BUSINESS  
INSIDER

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BEST QUALITY OF  
LIFE 2024**

Grand Rapids

W WalletHub

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FOR STARTING A  
BUSINESS**

Muskegon



**THE ONLY OFFICIAL  
COAST GUARD CITY,  
USA**

Grand Haven



GRAND HAVEN, MI



GRAND RAPIDS, MI



HOLLAND, MI



MUSKEGON, MI



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