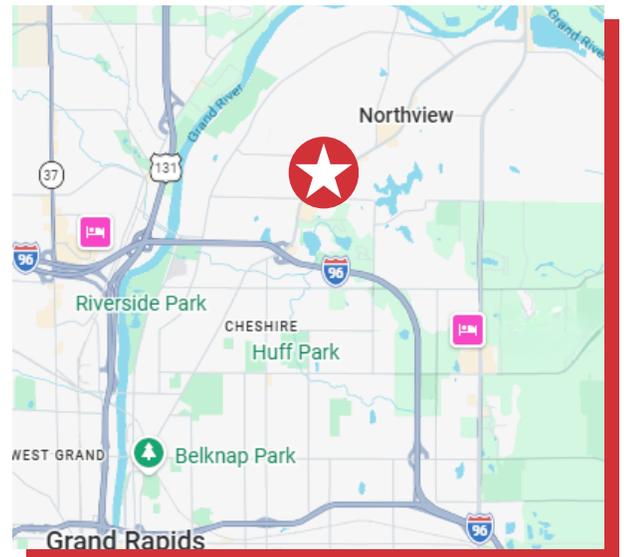




1644 4 MILE ROAD NE GRAND RAPIDS, MI 49525

- Well located property in the NE Grand Rapids market
- Convenient access to major commercial corridors
- Nearby amenities include grocery stores, banks, healthcare providers and everyday conveniences
- Zoned General Commercial



FOR MORE INFORMATION, CONTACT:

KYLE KUNST

616.450.2041

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naiwwm.com | 616.776.0100

PROPERTY SUMMARY

FOR SALE
INDUSTRIAL

This 1,910 SF industrial building located at 1644 4 Mile Rd NE is well suited for a small contractor, mechanic, or service-based business seeking a functional shop with outdoor storage. Originally built in 1980 and recently updated with new insulation and liner panels, the building offers a practical layout with 10' - 15' clear height, LED lighting, and two grade-level overhead doors. The property also includes a fenced yard, providing flexibility for equipment, vehicles, or material storage.

Situated on 0.268 acres, the property is zoned General Commercial and features pole construction with a metal roof. The building includes a sink connected to a small well, but there is not a bathroom currently in place. The building is not currently hooked up to city water/city sewer; however, both of these are available for hook up at the street.

The site offers convenient access to major corridors throughout West Michigan. The surrounding area includes a mix of established local businesses, regional retailers, and nearby residential neighborhoods.



 **1644 4 MILE ROAD NE**
GRAND RAPIDS, MI 49525

NAI Wisinski of
West Michigan

PROPERTY OVERVIEW

FOR SALE
INDUSTRIAL

PROPERTY - BUILDING INFORMATION

Total Building Size:	1,910 SF
Year(s) Built:	1980 1986 2021 - insulated & new liner panels installed
Acreage:	0.268 acres
Construction:	Pole
Roof:	Metal
Floors / Mezzanine:	one (1)
Clear Height:	10' - 15' clear
Air Conditioning:	No
Lighting:	LED
Sprinklered:	No
Security System:	Yes
Floor Drains:	Yes; 1
Bathroom:	No
Signage:	Building
Parking:	Ample on-site parking
Fenced Yard:	Yes
Outside Storage:	Yes
Grade Level Doors:	Two; 14'x12' and 8'x10' with newer liner panel & insulation
Zoning:	General Commercial

It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.

UTILITY INFORMATION

Electric	Yes; Consumers Energy
Gas:	Yes; DTE
Water:	Well; City hookup available
Sewer:	Septic; City hookup available

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

 **1644 4 MILE ROAD NE**
GRAND RAPIDS, MI 49525

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West Michigan

SALE OVERVIEW

FOR SALE
INDUSTRIAL

SALE INFORMATION

Sale Price:	\$195,000.00
Per SF:	\$102.09 /SF
Possession:	at Close
Terms:	Cash Buyer financing
Municipality:	Grand Rapids Township
PPN:	41-14-04-101-003
Taxable Value:	\$41,100.00
Summer Taxes:	\$1,775.86
Winter Taxes:	\$185.99
Total Taxes:	\$1,961.85

LEGAL DESCRIPTION

N 160 FT OF E 73 FT OF LOT 18 * BRANDAU FARM SUBTEXT



 **1644 4 MILE ROAD NE**
GRAND RAPIDS, MI 49525

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PROPERTY PHOTOS

FOR SALE
INDUSTRIAL



 **1644 4 MILE ROAD NE**
GRAND RAPIDS, MI 49525

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PROPERTY PHOTOS

FOR SALE
INDUSTRIAL



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PROPERTY PHOTOS

FOR SALE
INDUSTRIAL

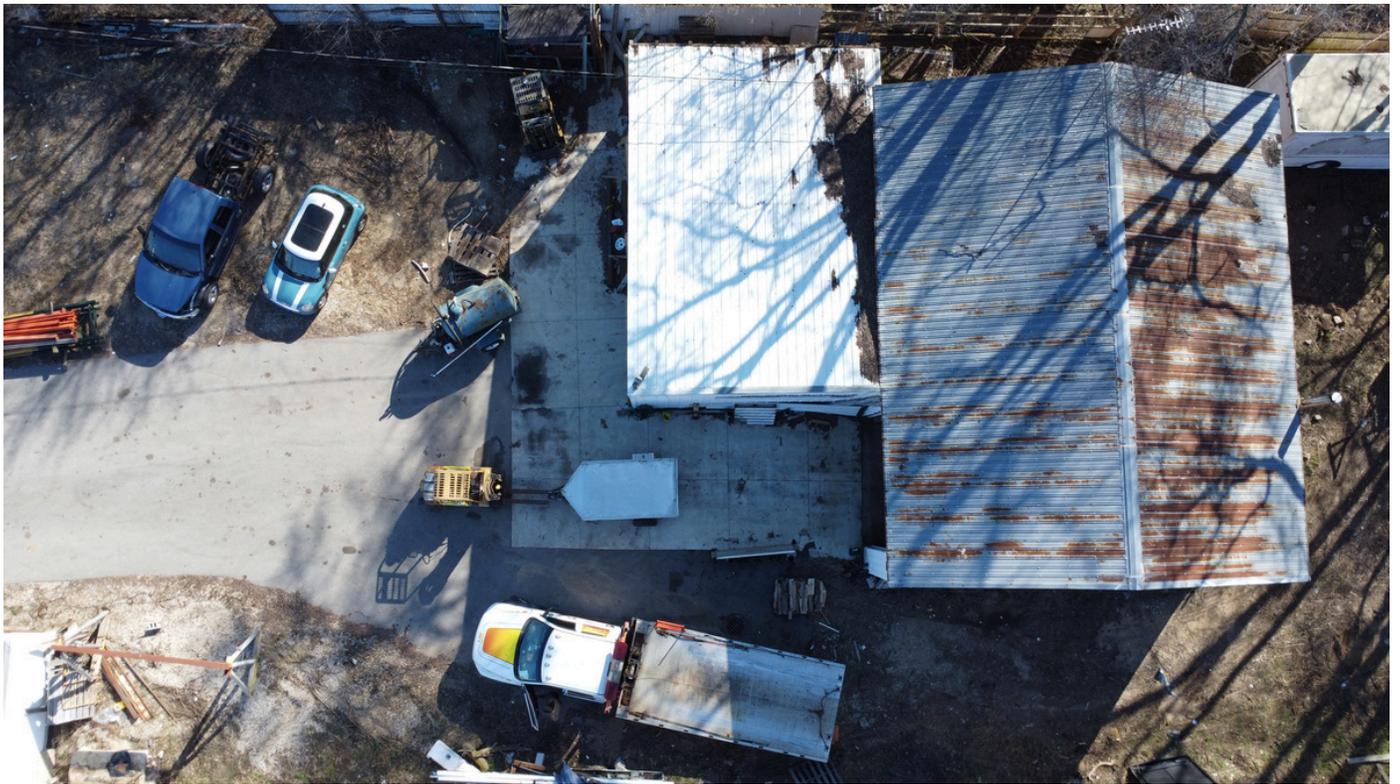


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PROPERTY PHOTOS

FOR SALE
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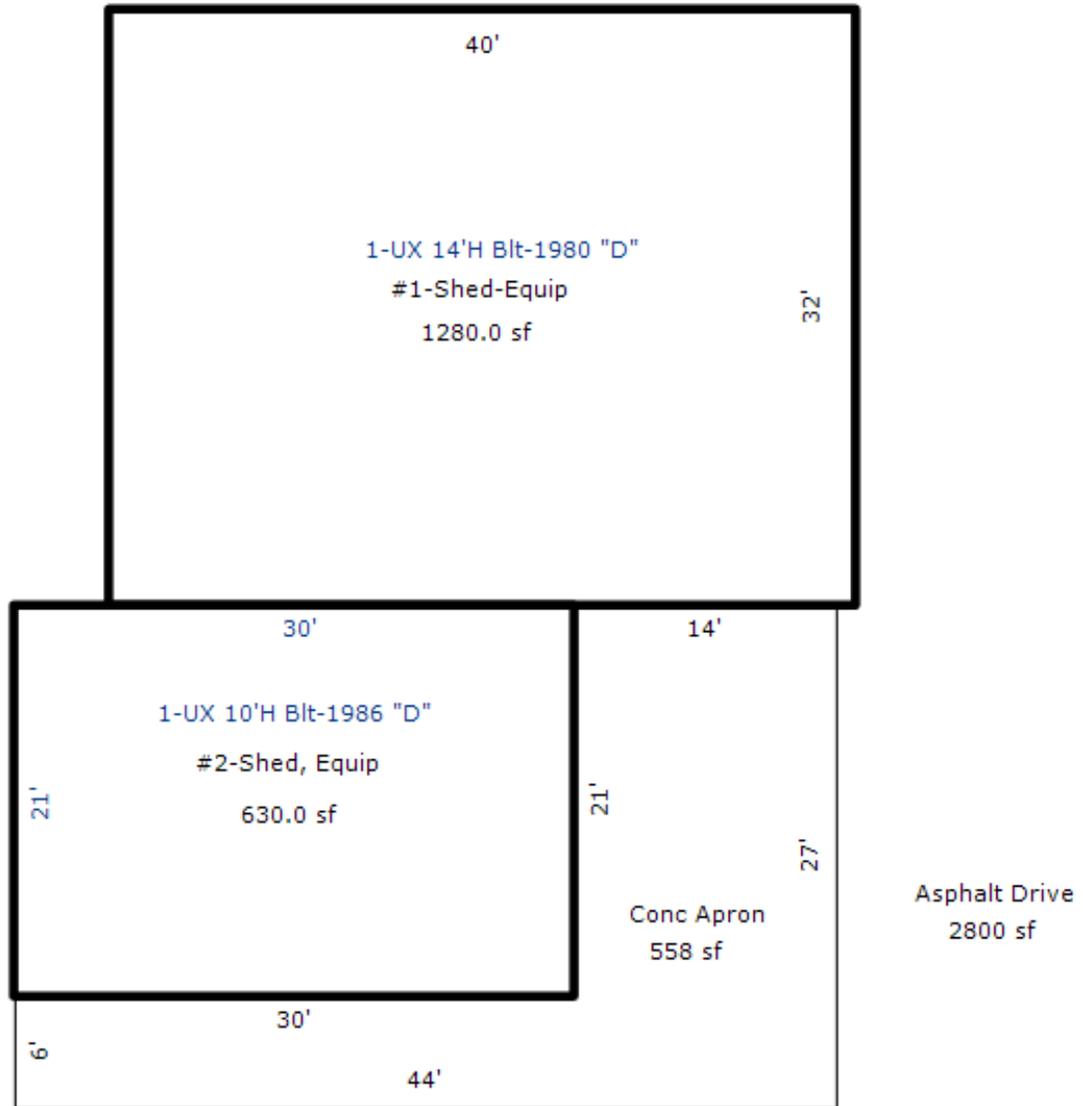


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GRAND RAPIDS, MI 49525

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LOT LAYOUT

FOR SALE
INDUSTRIAL

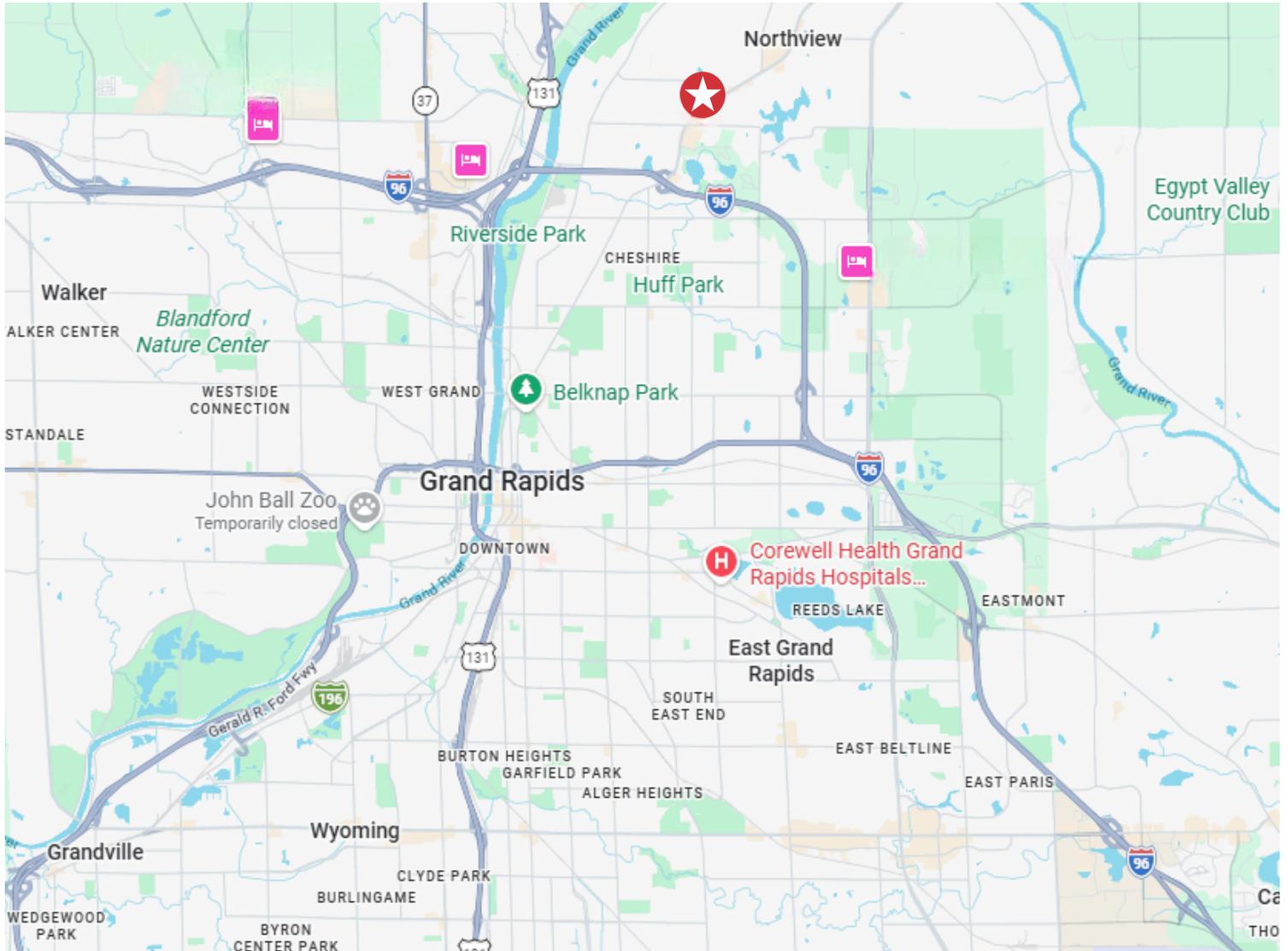


 **1644 4 MILE ROAD NE**
GRAND RAPIDS, MI 49525

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LOCATION MAP

FOR SALE
INDUSTRIAL



PROXIMITY

US 131	2.4 miles
I 96	< 1 mile
I - 196	5.5 miles
Gerald R. Ford International Airport	13.6 miles

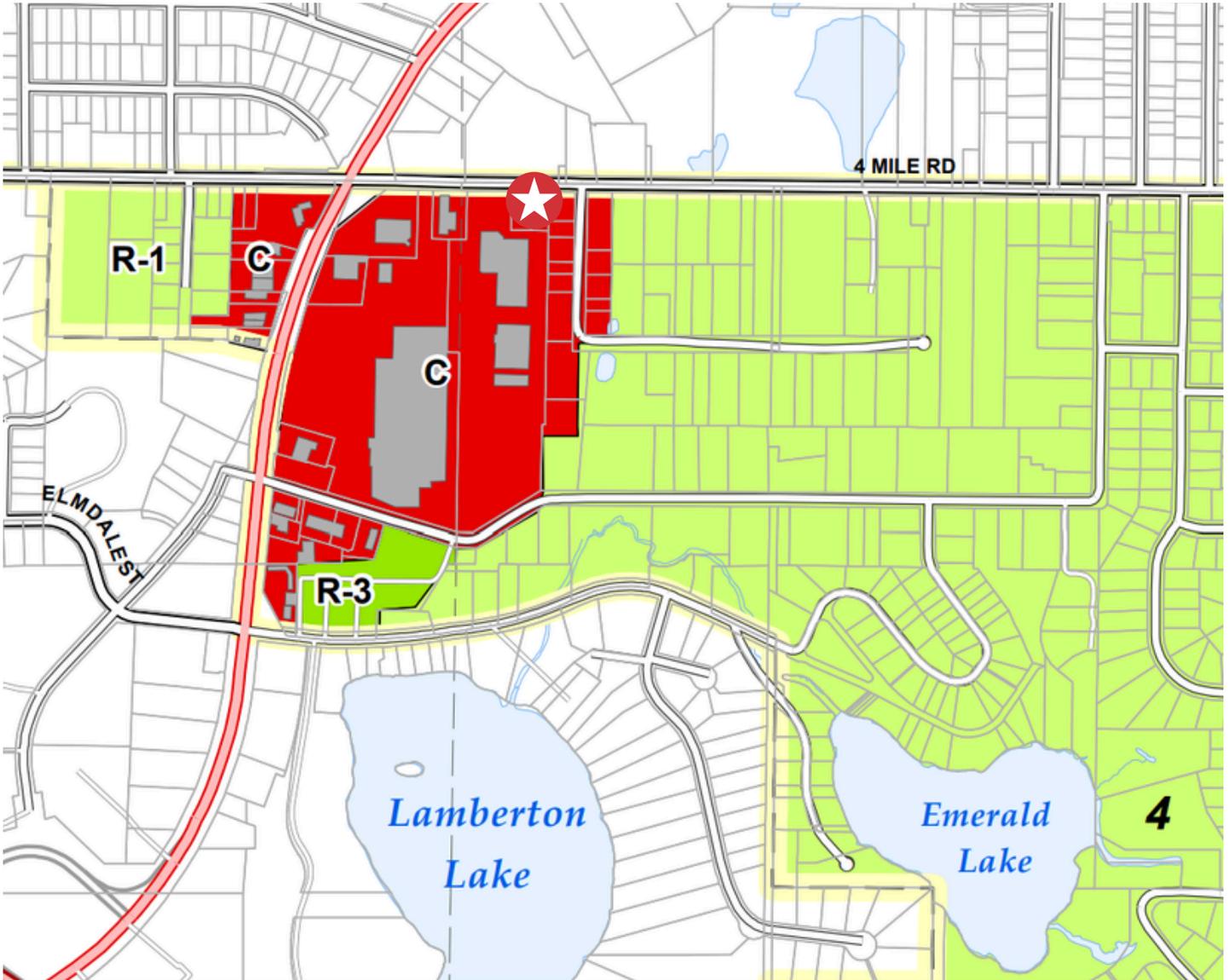
 **1644 4 MILE ROAD NE**
GRAND RAPIDS, MI 49525

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ZONING MAP

(PARTIAL)

FOR SALE
INDUSTRIAL



Legend

- North East Beltline Overlay District
- Parks, Frederick Meijer Gardens, Golf Course, Cemetery, or Schools
- Zoning**
- Local Class Code**
- SR - SUBURBAN RESIDENTIAL
- R-1 - SINGLE FAMILY RESIDENTIAL
- R-3 - MANUFACTURED HOUSING COMMUNITIES
- C-2 - SUBURBAN OFFICE
- C-1 - SUBURBAN NEIGHBORHOOD COMMERCIAL
- C - GENERAL COMMERCIAL
- CS-PUD - COMMUNITY SERVICE PUD DISTRICT
- O-PUD - OFFICE PUD DISTRICT
- NC-PUD - NEIGHBORHOOD COMMERCIAL PUD DISTRICT
- OR-PUD - OFFICE RESIDENTIAL PUD DISTRICT
- R-PUD - RESIDENTIAL PUD DISTRICT
- HC-PUD - HEALTH CARE AND COMMERCIAL / RESIDENTIAL USES PUD

GRAND RAPIDS
TOWNSHIP

ZONING MAP
EFFECTIVE: JANUARY 1, 2024

1644 4 MILE ROAD NE
GRAND RAPIDS, MI 49525



ZONING INFORMATION

Grand Rapids Township Zoning Department - Overview of General Commercial Zoning

CHAPTER 12 C GENERAL COMMERCIAL DISTRICT

Section 12.1. Description and Purpose. This district is established to provide areas in which the principal uses of the land are devoted to high activity businesses serving the day-to-day needs of the larger community and highway-oriented markets. This district allows a wide range of service and retail uses.

Section 12.2. Permitted Uses. Land, buildings and structures in the C District shall be used only for the purposes stated in Table 12.2 as follows:

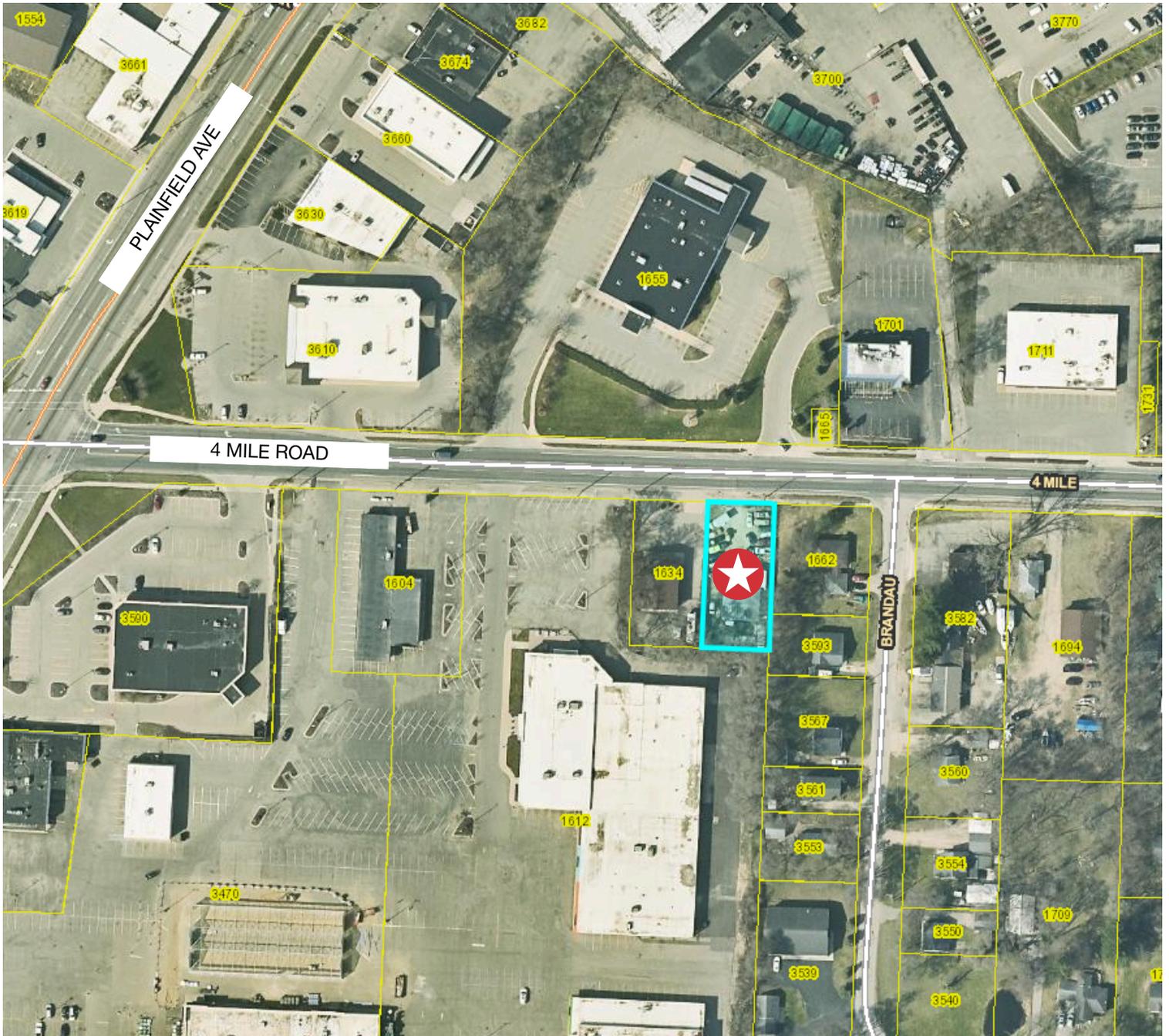
Table 12.2 Permitted Uses	
Permitted Land Use	Regulation or Exception
1. Hotels and motels	
2. Restaurants, cafes and delicatessens	With or without drive-in or drive-through service
3. Food catering establishments	
4. Motor vehicle service stations	Including incidental repair services and car washing; all work to be primarily within a completely enclosed building
5. Enclosed car washes	May be automatically or manually operated
6. Motor vehicle repair shop, motor vehicle body-shop	All work to be conducted within a completely enclosed building
7. Motor vehicle rental	
8. New motor vehicle parts and motor vehicle accessory stores	
9. General merchandise, department and variety stores	Not including so-called big-box stores or pawn shops
10. Food and grocery stores	Including bakeries, butcher shops, fruit and vegetable markets, confectionary stores and the like
11. Clothing stores	
12. Furniture and home furnishings; home and office supply stores, and similar items	
13. Retail stores for household appliances, radio, television and electronics, computers and software, videos, personal communication devices, musical instruments and office supplies	Not including so-called big-box stores

ZONING INFORMATION (CON'T)

14.	Miscellaneous retail stores	Including used merchandise except in pawn shops, sporting goods, books, stationery, hobbies, toys and games, cameras, gifts, novelties, luggage and leather goods, catalog and mail order, and similar items sold at retail; not including so-called big-box stores or pawn shops
15.	Pet shops	Not including boarding of pets
16.	Flower shops	With or without greenhouses
17.	Drug stores and pharmacies	With or without drive-through facilities
18.	Lumber and other building materials stores	Including paint, glass, wallpaper, and hardware stores
19.	Business services	Including advertising, credit reporting, direct mail, photocopying, graphic design, building maintenance, employment, data processing, parcel-delivery and similar services
20.	Beauty and barber shops, travel agencies, fitness centers, shoe-repair shops, and the like	
21.	Funeral homes and mortuaries	Not including residential living quarters
22.	Laundry and dry cleaning	Including pick-up and drop-off facilities
23.	Dance, art, music and other professional studios	
24.	Animal hospitals, veterinary clinics	Including boarding, but all animal runs must be totally enclosed unless otherwise permitted as a special land use
25.	Theaters	Not including drive-in theater
26.	Bowling alleys	
27.	Banks and other financial institutions	With or with drive-through facilities
28.	Professional offices of doctors, dentists, lawyers, accountants, realtors, engineers and other professionals	Including incidental sales of medical or dental aids
29.	Corporate, executive, administrative or sales offices	
30.	Municipal, state or other governmental agencies	
31.	Medical and dental laboratories	
32.	Churches and other places of religious assembly	
33.	Show rooms, offices for plumbing, heating and cooling contractors, electricians, decorators and similar trades	All operations must be conducted within a completely enclosed building
34.	Co-located wireless communication antennas and equipment	If located in conjunction with existing towers, structures, or wireless communication facilities
35.	Other land uses that generally provide commodities or services to more than one neighborhood and determined by the Planning Commission to be similar in character to the above-listed uses	

PLAT MAP

FOR SALE
INDUSTRIAL



 **1644 4 MILE ROAD NE**
GRAND RAPIDS, MI 49525

NAI Wisinski of
West Michigan

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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Holland

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Grand Rapids

W WalletHub

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Muskegon



THE ONLY OFFICIAL COAST GUARD CITY, USA

Grand Haven



GRAND HAVEN, MI



GRAND RAPIDS, MI



HOLLAND, MI



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