

FOR SALE

937 Washington
Ave,
Holland, MI 49423

2.05 acres of land that sits on a high traffic area on the south side of Holland available for sale. The property currently consists of a 12,000 SF older block building that is scheduled for demolition and clean up by August 1st of 2024. This parcel has the flexibility for many different uses with its large size and ample parking. This is a great location with over 20,000 cars that pass on S Washington Ave daily.



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LAND
2.05 ACRES

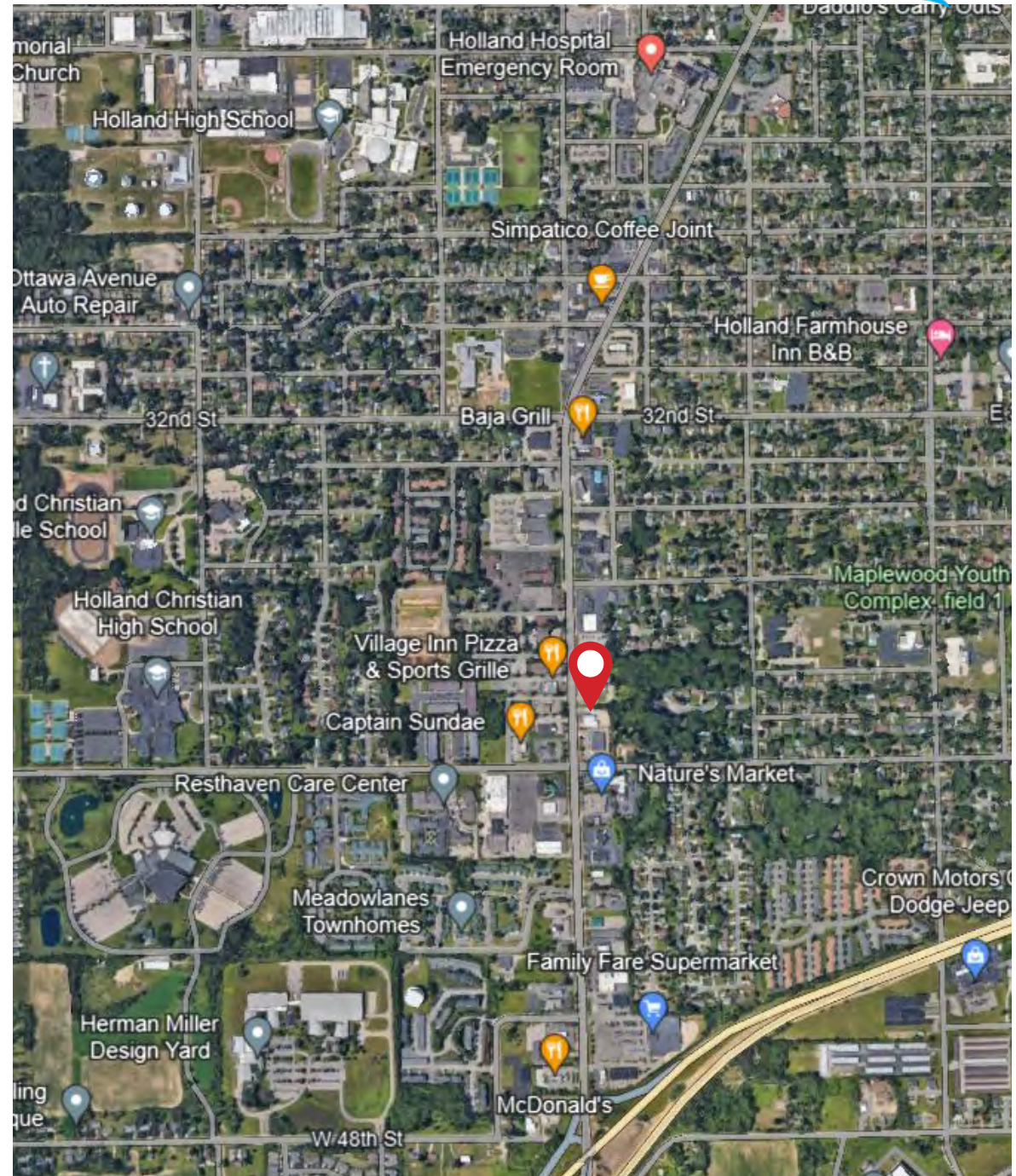
www.LakeshoreCommercial.com
44 East 8th Street, Suite 510 | Holland, MI 49423 | 616.394.4500

SALE INFORMATION

Total Acres	2.054
Price	\$995,000
Price/Acre	\$484,420.64
Terms	Cash/Conventional
Possession	At Closing
Taxing Authority	City of Holland
Part of APN	53-02-05-152-080
County	Allegan
Zoning	CMU
Year Built	1950

BUILDING HIGHLIGHTS

- High traffic area
- .6 miles distance to I-196 West, US-31 South
- Close to many restaurants, shops, and a mix of businesses
- 2.05 Acre site with 183' of frontage on South Washington Ave, located between 32nd St & 40th St on the East side of South Washington. This parcel is large enough to have flexible uses, drive thrus and ample on-site parking for a variety of uses. The building is schedule to be demolished and the site cleaned up by August 1st, 2024. The property currently consists of a 12,000 SF older block building. Over 20,000 cars pass this location on a daily basis.



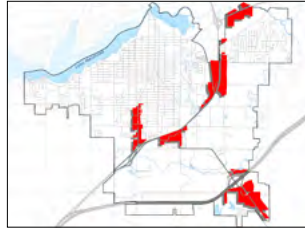
SALE INFORMATION



ZONING INFORMATION

SECTION 39-2.12
CORRIDOR MIXED USE ZONE DISTRICT

A. **Intent:** The CMU Corridor Mixed Use Zone District is intended to encourage a broad mix of uses along higher traffic corridors in order to preserve and enhance the economic vitality of the City. Allowing residential uses up to 20% on the ground floor and no maximum density requirement above commercial uses will provide additional affordable housing opportunities and convenient, walkable amenities, entertainment, and employment. Vehicle-oriented commercial uses are also intended for this Zone District.



CMU

B. CMU Dimensional Standards Table.

SETBACKS AND BUILDING HEIGHT		
	MINIMUM	MAXIMUM
Front Yard – Abutting Washington Avenue:	20 ft	85 ft
Front Yard – Not abutting Washington Avenue:	25 ft	-
Side Yard ^	25 ft	-
Rear Yard ^	25 ft	-
Secondary Street Yard	20 ft	-
Building Height	-	50 ft

C. Use Allowances.

USES	MINIMUM GROUND FLOOR PERCENTAGE	MAXIMUM GROUND FLOOR PERCENTAGE
Commercial	80%	-
Residential	-	20%

^ **Side and Rear Yard Exceptions.** Where an alley, railroad *right-of-way*, or utility easement abuts a *side or rear property line*, ½ the width of such space may be counted as part of the required *setback*.

D. CMU Use and Parking Standards Table.

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Residential Uses Single Attached Dwelling Unit	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	9.04
Two Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	9.04
Three Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	9.04

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Residential Uses Four Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	-	9.04
Five or More Attached Dwelling Units	Permitted with commercial uses listed in this zone district	1 per dwelling unit	1 long term space per 2 dwelling units. 4 short term spaces for general public.	9.04
Short Term Rentals	Permitted	1 per dwelling unit	-	4.02.Q Chapter 14
Home Occupation/Business Type 1 and 2	Type 1: Permitted Type 2: Special Exception	Type 1: 1 per dwelling unit. Type 2: 2 parking spaces available	-	4.02.G 12.12.B Special Exception
Child Care In-Home	1-6 children permitted; 6+ requires Special Exception	-	-	4.02.D.2-3
Commercial Uses Retail	Permitted	1 per 200 sf	1 per 4,000 sf for the first 75,000 sf 1 per 12,500 sf for floor area over 75,000 sf Minimum 4 available to general public	-
Services	Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	-
Restaurants/Bars	Permitted	1 per 200 sf	1 per 2,000 sf, minimum 4 available to general public	-
Offices	Permitted	1 per 200 sf	1 per 5,000 sf, minimum 4 available to general public	-
Hospitals	Special Land Use	Approving Authority Determination	Approving Authority Determination	4.03
Care Facilities	Permitted	1.25 per patient room	Approving Authority Determination	-
Child Care Centers	Permitted	1 per 300 sf	Approving Authority Determination	4.03
Drive-Thru's	Permitted	Included with Principal Use	-	4.02.E
Event Venues	Permitted	1 per 500 sf	Approving Authority Determination	-
Firearm or Archery Range	Special Land Use	1 per 1,000 sf	Approving Authority Determination	4.04.C
Funeral Homes	Permitted	1 per 300 sf	Approving Authority Determination	4.02.F
Gas Stations	Special Land Use	1 per 300 sf of retail space, plus 1 per gas pump (located next to the pump)	Approving Authority Determination	4.04.D
Maker Spaces	Permitted	1 per 400 sf	Approving Authority Determination	-
Outdoor Sales, Outdoor Cafes, and Sidewalk Cafes	Permitted	Included with Principal Use	-	4.02.K
Public Lodging	Permitted	11 per guest room	1 per 10 rooms, minimum 4 available to general public	4.02.N
Shelters	Permitted	11 per guest room	1 per 10 rooms, minimum 4 available to general public	4.02.Z
Vehicle Repair	Permitted	3 per vehicle bay	Approving Authority Determination	4.02.S

USE	APPROVAL TYPE	MINIMUM AUTO PARKING SPACES*	MINIMUM BIKE PARKING SPACES SECTION 39-9.03	ADDITIONAL STANDARDS (SECTION IN CHAPTER 39)
Industrial Uses Vehicle Sales	Permitted	1 per 1,000 sf of indoor showroom, plus per 1 per 10 outdoor display spaces	Approving Authority Determination	4.02.T 4.04.L
Vehicle Wash	Permitted	10 spaces	Approving Authority Determination	4.02.U
Vendor Trucks	Permitted	Included with Principal Use	-	4.02.V
Outdoor Storage and Processes	Permitted as Accessory Use	-	-	4.02.J
Alternative Energy - Solar	Permitted as Accessory Use	-	-	4.02.B 4.04.B
Alternative Energy - Wind	Permitted: 40 feet in height or less Special Land Use: Greater than 40 feet in height Shall be Accessory Use	-	-	4.02.B 4.04.B
Manufacturing - Low Intensity	Special Land Use	1 per 800 sf	1 per 20,000 sf, minimum 4 available to general public	4.03
Oil and Gas Drilling	Permitted	-	-	4.02.I
Research and Development	Permitted	1 per 300 sf	Approving Authority Determination	-
Self Storage Facilities	Permitted	0.25 per storage unit	-	4.02.P
Transportation and Logistics	Special Land Use	1 per 800 sf	Approving Authority Determination	4.03
Warehousing	Permitted	1 per 800 sf	1 per 50,000 sf, minimum 4 available to general public	4.02.W
Other Uses Campgrounds	Special Land Use	-	-	4.03
Greenhouses	Permitted	-	-	-
Government/Municipal Services	Special Land Use	Approving Authority Determination	1 per 5,000 sf, minimum 4 available to general public	4.03
Institutions of Higher Education	Special Land Use	Approving Authority Determination	Approving Authority Determination	4.03
K-12 Schools	Special Land Use Existing Uses Can Expand without Special Land Use Approval	Approving Authority Determination	2 per classroom	4.03
Kennels	Permitted	1 per 300 sf	Approving Authority Determination	4.02.H
Marinas	Special Land Use	Approving Authority Determination	Approving Authority Determination	4.04.F
Parking lots as a Principal Use	Special Land Use	-	-	4.04.H
Parking Structures as the Principal Use	Special Land Use	-	-	4.04.I
Recreation - Indoor	Permitted	Approving Authority Determination	-	-
Recreation - Outdoor	Permitted	Approving Authority Determination	-	-
Religious Institutions	Permitted	Approving Authority Determination	1 per 40 seats in worship space, minimum 4 available to general public	-
Sexually Oriented Businesses	Special Land Use	1 per 200 sf	-	4.04.J
Wireless Communication Facilities	Permitted Only when located on an existing structure	-	-	4.02.X 4.04.M

* Where square footage is referenced, it refers to gross building square footage. See Section 39-12.02 for reduction/waiver of commercial parking requirements.

SALE INFORMATION



Holland Hospital

MPC
MICHIGAN PAIN CONSULTANTS, PC

PIZZA
Village Inn
SPORTS GRILLE

Kingdom
Animal Hospital

Curran's

Quality
CAR WASH

PARTY
STORE
• Beer & Wine
• Liquor
• Lottery

SOUTHSIDE
NAILS

SITE
LOCATION

AutoZone

RITE
AID

W 40th Street

BIGGBY
COFFEE

O'Reilly
AUTO PARTS

verizon

NATURE'S
MARKET

Valvoline

YOUR PREMIER BROKER IN WEST MICHIGAN

Lakeshore Commercial Real Estate has over 100 years of experience in the industry. We have seen many changes and evolutions over the years, but our focus has always remained the same: to serve businesses in our community and help them achieve their success. We specialize in all aspects of commercial real estate, including sales, management, and leasing. We have a deep understanding of the local market and the unique needs of different businesses. We use our expertise to help our clients find the right property, negotiate the best deals, and manage their properties efficiently and effectively. We don't just have you covered on the Lakeshore. We have created excellent relationships with brokers outside of the Lakeshore area to ensure we are serving you best. We are committed to our clients and their success. We work closely with each client to understand their needs and goals, and we develop customized solutions to help them achieve those goals.



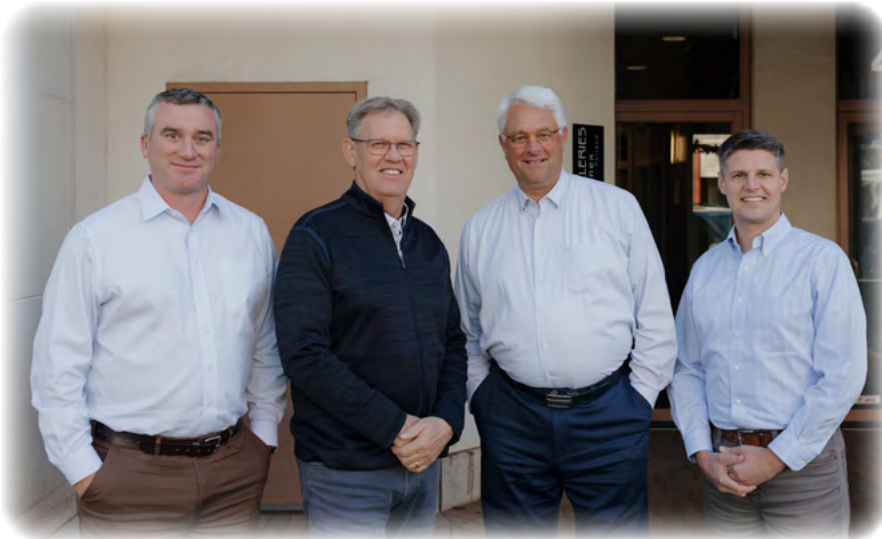
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