

# **118 N Third Street Downtown Grand Haven, MI**

**Asking Price:** \$595,000

## **Property Highlights**

- 1 Downtown Grand Haven Central Business District (CB zoning)
- 2 Fully renovated commercial building with mezzanine
- 3 Three contiguous parcels included
- 4 Private on-site parking (7 spaces)
- 5 Outdoor patio and adjacent buildable lot
- 6 Walkable downtown location near shops, dining, and waterfront
- 7 Stabilized income with national tenant
- 8 Owner-user flexibility upon sale

## **Lease Snapshot**

- 1 Tenant: CrossCountry Mortgage
- 2 Rent: \$2,300 / month (\$27,600 annually)
- 3 Lease Term: 3 Years (Dec 1, 2025 – Nov 30, 2028)
- 4 Lease Type: Triple Net (NNN)
- 5 Occupancy: 100%
- 6 Flexibility: Lease permits termination with 60 days' notice upon sale to an owner-occupant

## **Contact**

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