

1001 DIVISION AVENUE S.  
GRAND RAPIDS, MICHIGAN

OFFICE FOR SALE OR LEASE  
3,232 – 9,696 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

**3-STORY OFFICE BUILDING**

**PRICE REDUCED**



## PROPERTY FEATURES

- 9,696 total building square feet
- Each 3,232 square foot floor available for lease
- 0.57 acre corner location
- 9' – 10' Ceilings
- Zoned TN-TBA
- Built in 1930; Remodeled in 2009
- Sale Price: ~~\$1,000,000~~ \$825,000 (\$85.09/sf)
- Lease Rate: \$9.00/sf

**Comments:** This building has ample parking and great frontage on busy Division Avenue. The TN-TBA zoning allows for many potential uses including live-work facility, multi-family, community center, medical, rehab facilities, churches, schools and much more. Building has been approved for cannabis testing facility / secure transport facility. Building also sits within the SouthTown corridor improvement authority development plan. Buyer/tenant to verify all facts.



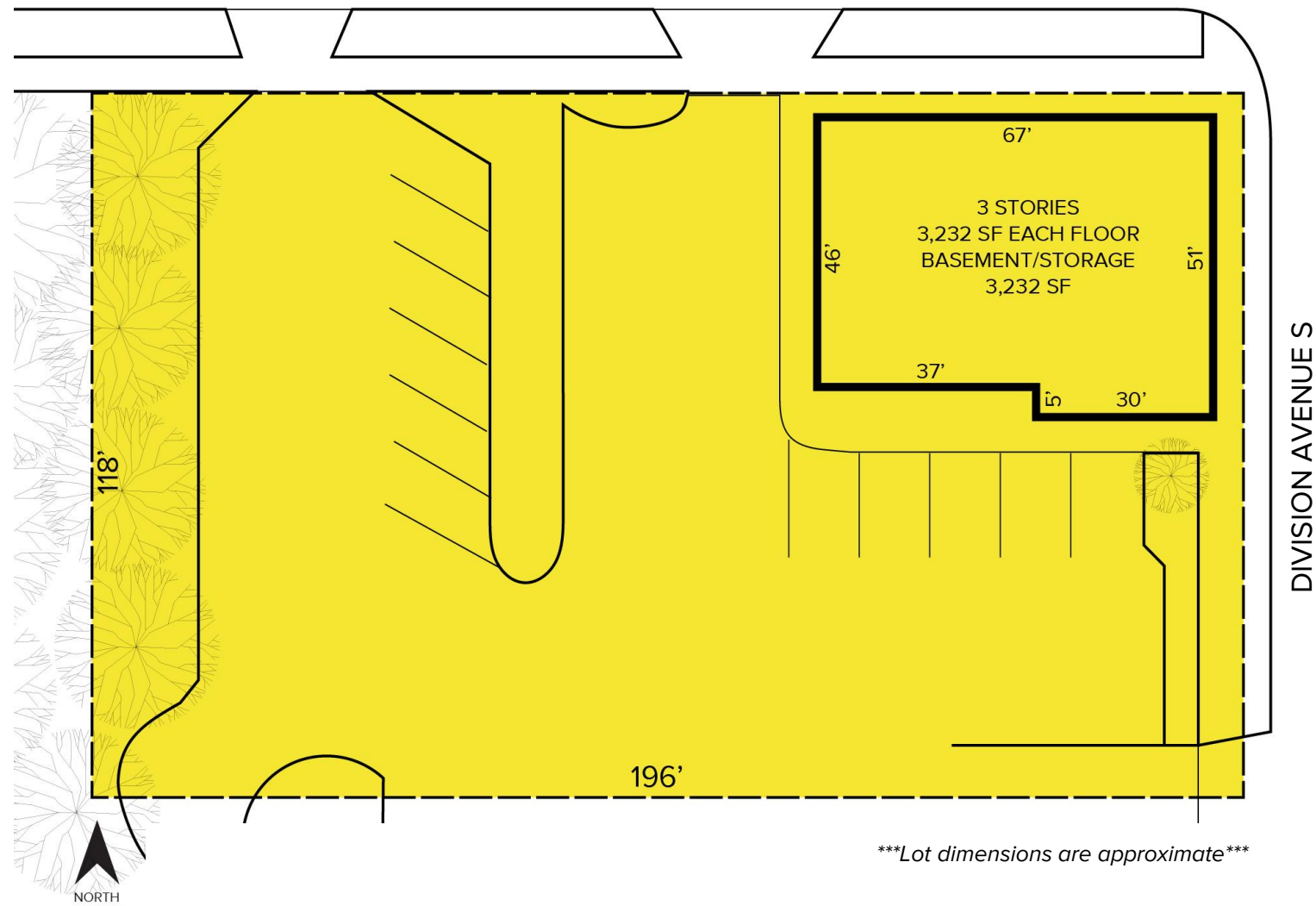
For more information, please contact:

**PETER CACHEY**  
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pcachey@signatureassociates.com

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1188 East Paris Ave SE, Suite 220  
Grand Rapids, MI 49546  
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Site Plan

ALBANY STREET SW



AVAILABILITY			
UNIT	TOTAL SF	RATE PSF	MONTHLY
1 <sup>st</sup> Floor	3,232	\$9.00 NNN*	\$2,424
2 <sup>nd</sup> Floor	3,232	\$9.00 NNN*	\$2,424
3 <sup>rd</sup> Floor	3,232	\$9.00 NNN*	\$2,424

\*2025 Estimated NNN Expenses = \$4.00/sf

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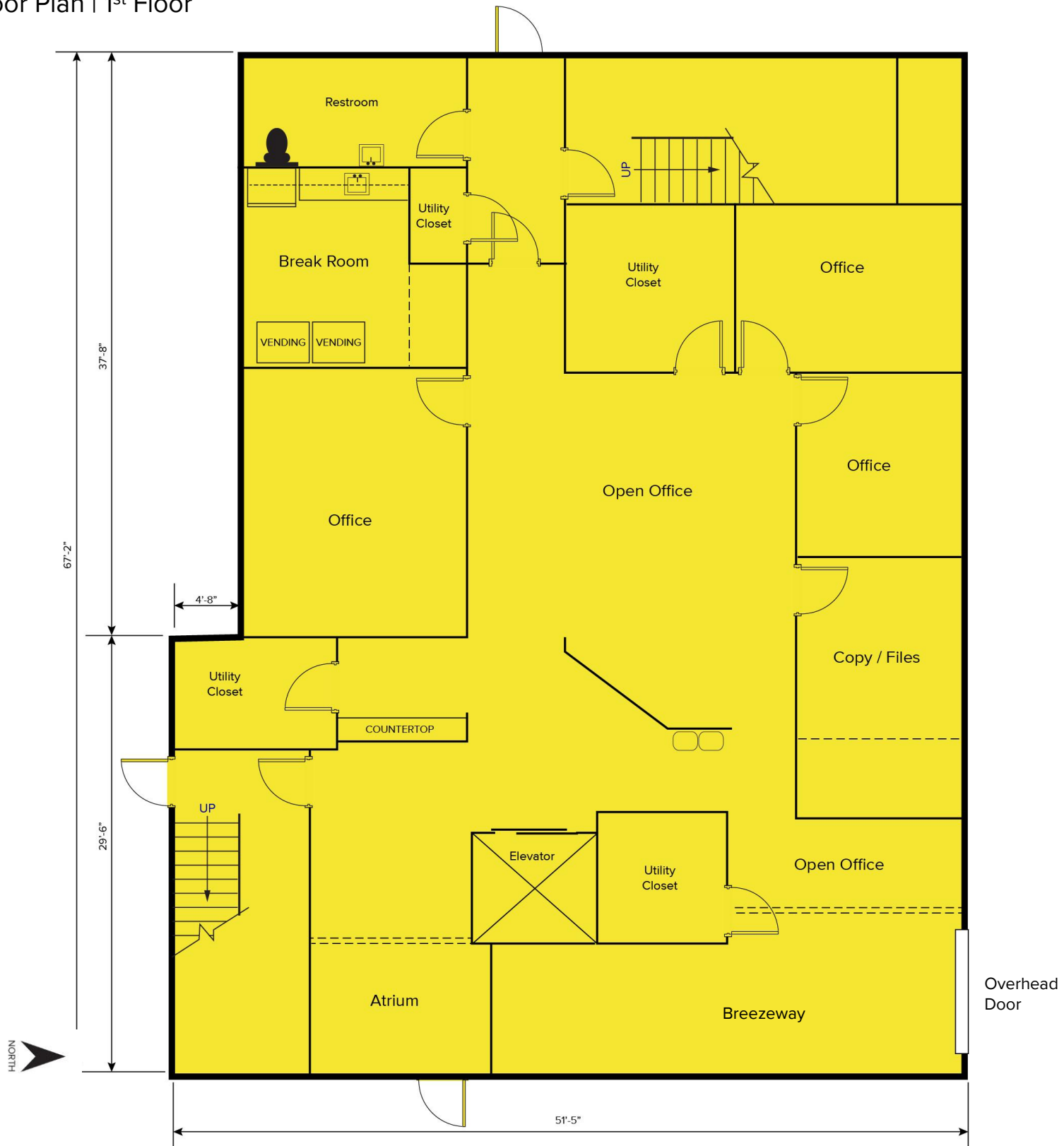
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Floor Plan | 1<sup>st</sup> Floor



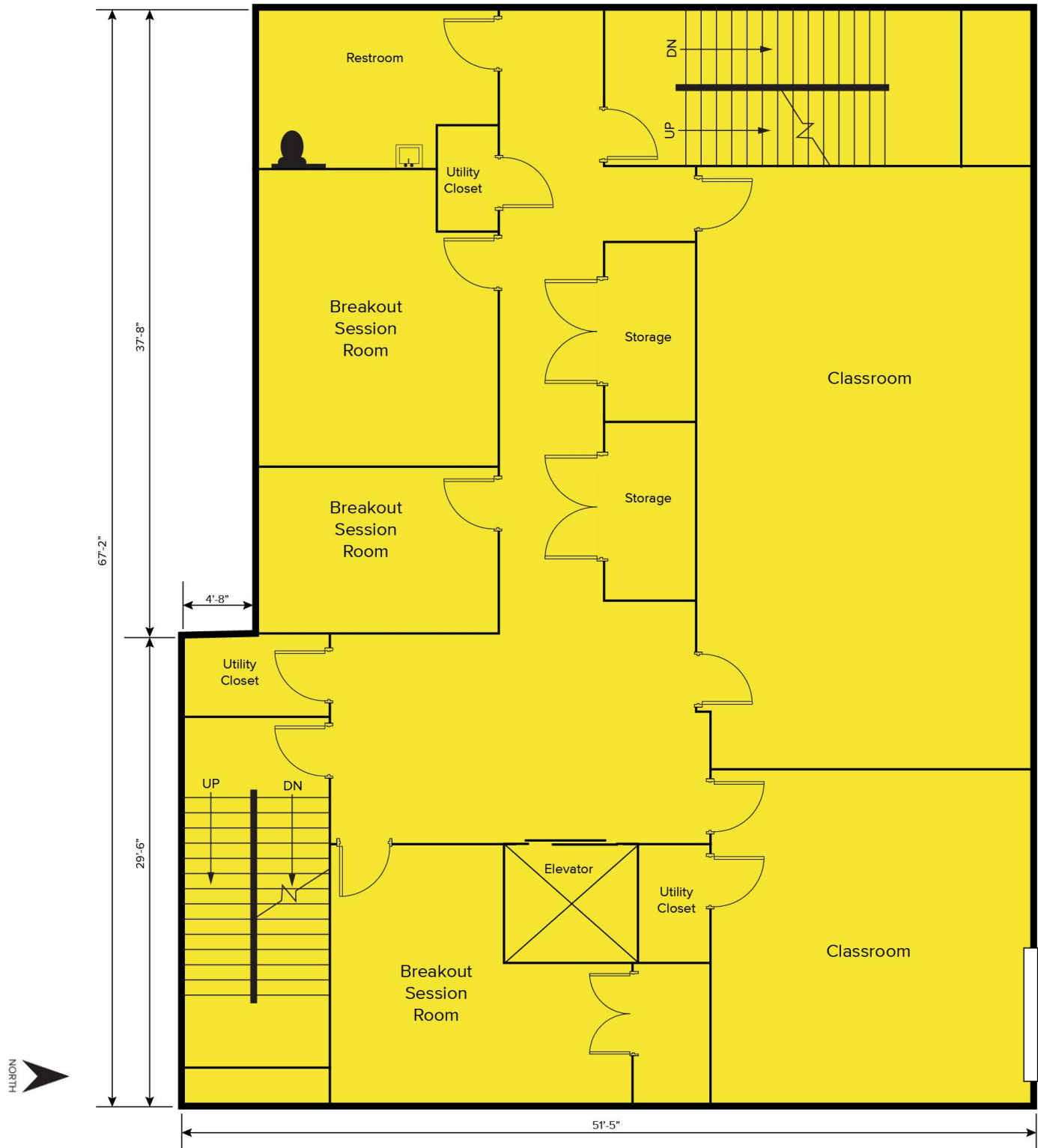
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Floor Plan | 2<sup>nd</sup> Floor



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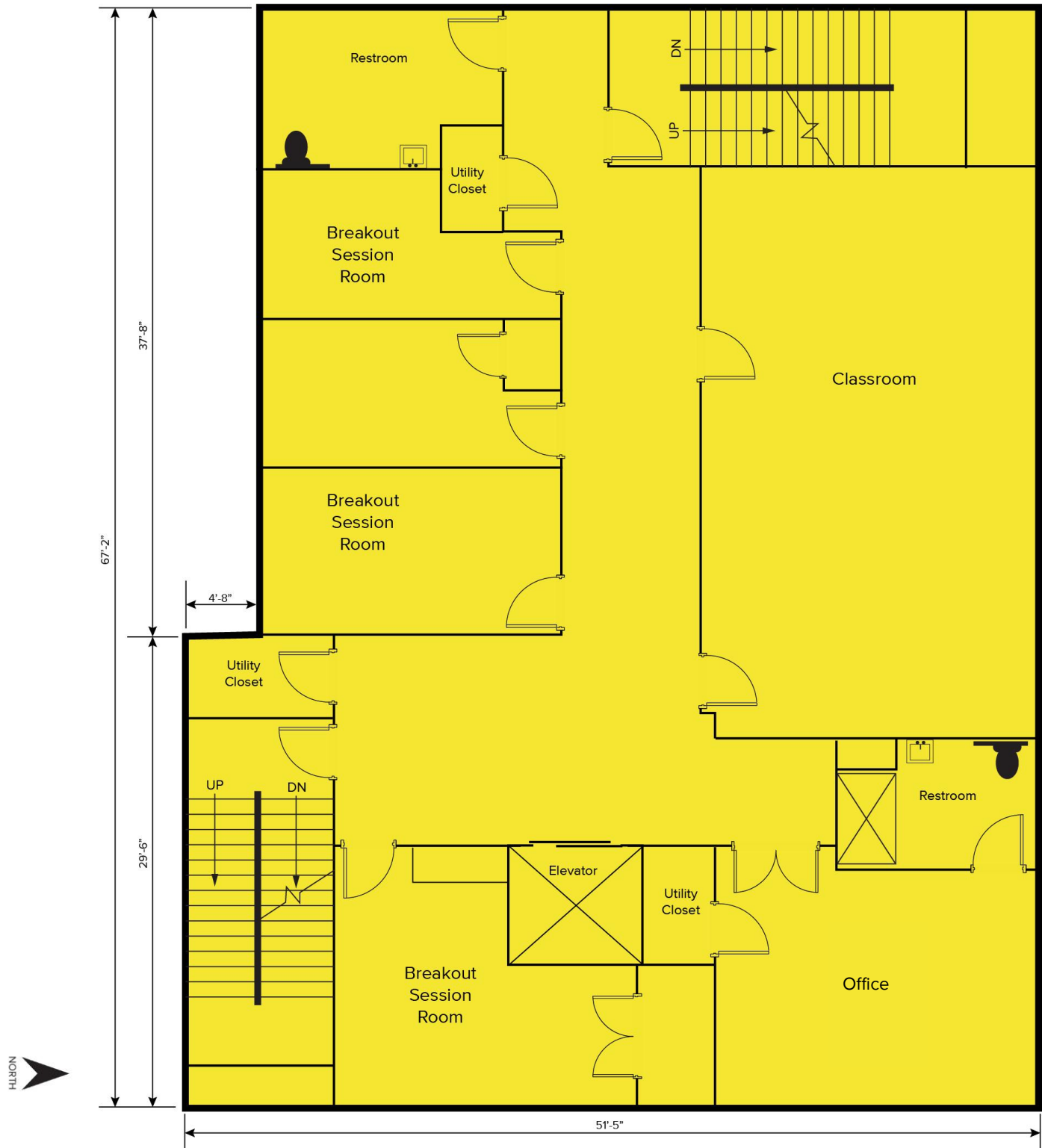
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Floor Plan | 3<sup>rd</sup> Floor



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# 1001 Division Avenue S. – Grand Rapids, Michigan

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### Interior Photos



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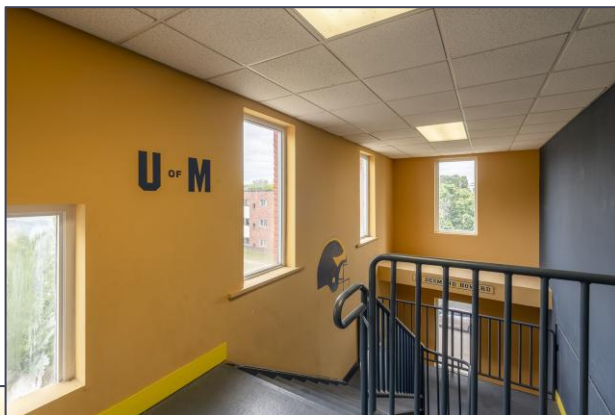
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### Interior Photos



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Aerial



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