



FOR SALE
460 Cleveland Ave
Holland, MI 49423

6 Condo Units Remaining



STORAGE BUILDING/CONDOS
1,920 - 5,760 SF

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

TOM POSTMA
• DIR +1 616 355 3145
• MOB +1 616 283 2411
• TOM@LAKESHORECOMMERCIAL.COM
DREW DURHAM
• DIR +1 616 355 3148
• MOB +1 616 566 2039
• DREW@LAKESHORECOMMERCIAL.COM



LISTING INFORMATION

11 newly built storage building/condo units with multiple buying options ranging from 1,920 - 5,760 SF. Units have 22'+ ceiling height, 14' x 16' insulated overhead door with operator, front and rear service doors, one barrier free toilet room and rough-in for kitchenette, painted interior finished, forced air heating, 120/208 volt, 3 phase electrical service, and in-floor heat piping installed including concrete approach. Great location close to Lake Macatawa and Kollen Park's boat launch for those with boats!

BUILDING HIGHLIGHTS

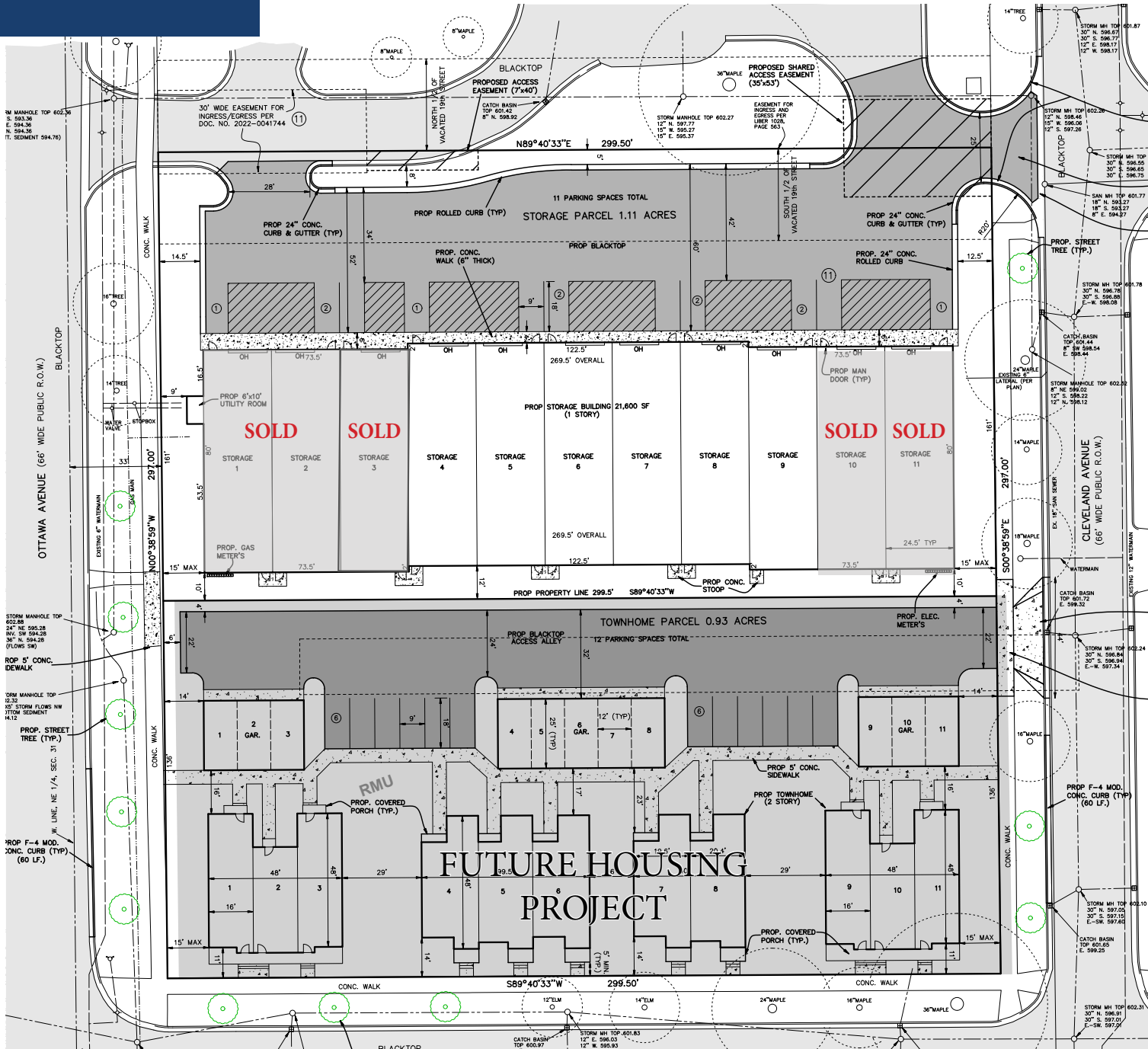
- 22'+ ceiling height
- R-22 3" insulated metal panel exterior walls
- R-38 insulated steel roof
- 14' wide x 16' tall insulated overhead door with operator - 160" + width
- Front and rear service doors
- 4" insulated metal panel unit separation wall
- 6" concrete floor "burnished" finish and floor drain at overhead door
- One barrier free toilet room and rough-in for kitchenette
- Painted interior finish
- Forced air heating
- 120/208 volt three phase electrical service with 125 AMP panel
- Standard warehouse level LED lighting
- Fire protection sprinkling system
- In-floor heat piping installed including concrete approach (Boiler, venting, and controls additional costs)
- RV Dump station with hot and cold water spigots
- Epoxy floor can be added for \$20,000 per unit

SALE INFORMATION

Buying Options	Option 1	Option 2	Option 3
No. of Units	1 Unit	2 Units	3 Units
Total SF	1,920 SF	3,840 SF	5,760 SF
Price/Unit	\$389,500	\$752,120	\$1,090,000
Price/SF	\$202.86/SF	\$195.86/SF	\$189.23/SF
Measurements	24 x 80	48 x 80	72 x 80
Stories	1	1	1
Taxing Authority	City of Holland		
County	Ottawa		
Zoning	RMU		
Year Built	2025		
Condominium Dues (Unit 1-11): \$239 per Unit/Month			

<u>SUITE/UNIT NUMBER</u>	<u>PARCEL NUMBER</u>
Unit 114	70-16-31-212-704
Unit 112	70-16-31-212-705
Unit 110	70-16-31-212-706
Unit 108	70-16-31-212-707
Unit 106	70-16-31-212-708
Unit 104	70-16-31-212-709

LAYOUT



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PHOTOS



CALEB DRIESENCA



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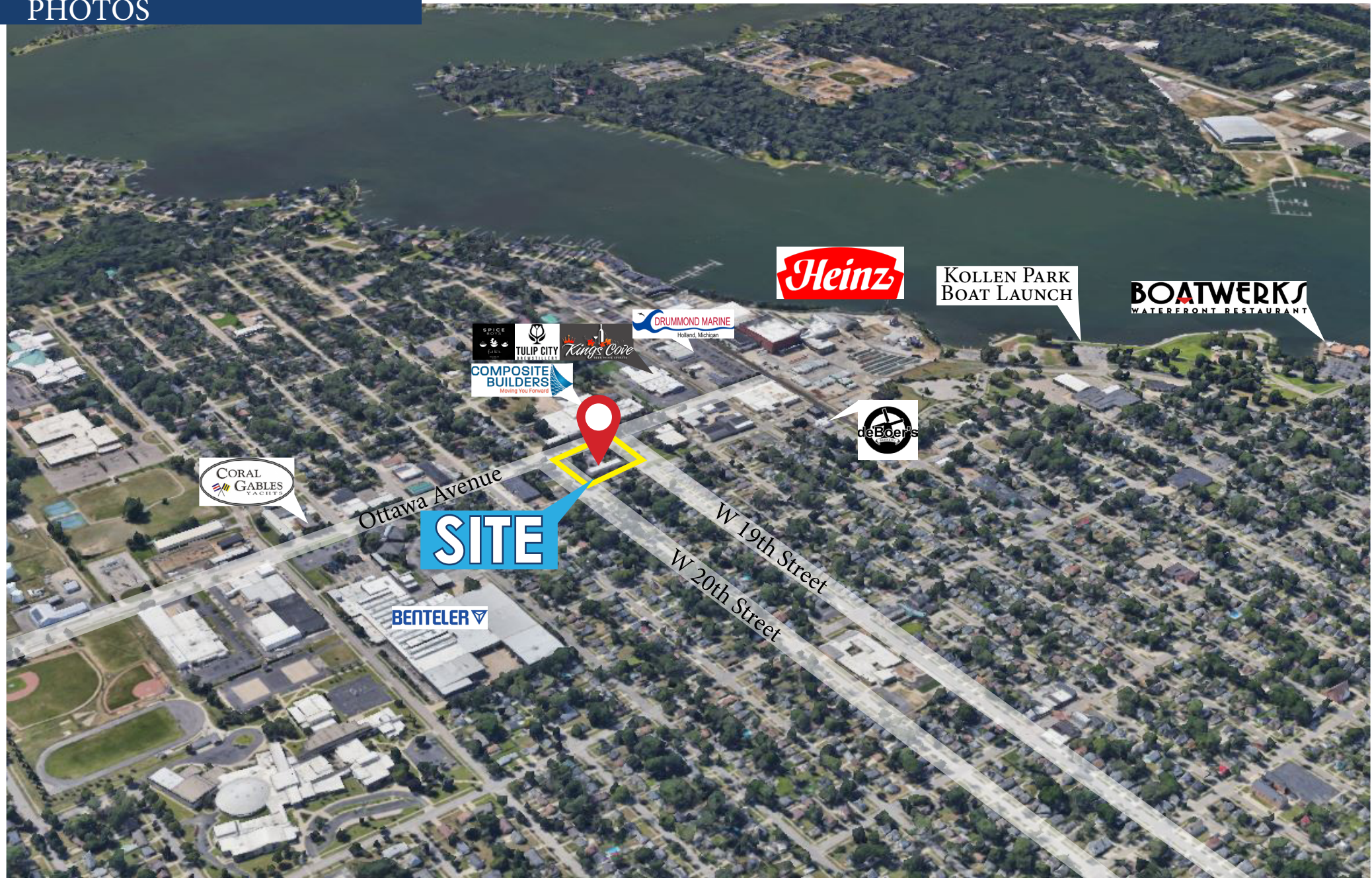
PHOTOS



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PHOTOS



YOUR PREMIER BROKER IN WEST MICHIGAN



DREW DURHAM
PRINCIPAL

DIRECT (+1) 616-355-3148
CELL (+1) 616-566-2039
DREW@LAKESHORECOMMERCIAL.COM



TOM POSTMA
PRINCIPAL

DIRECT (+1) 616-355-3145
CELL (+1) 616-283-2411
TOM@LAKESHORECOMMERCIAL.COM



CALEB DRIESENKA
ADVISOR

DIRECT (+1) 616-355-3149
CELL (+1) 616-283-8205
CALEB@LAKESHORECOMMERCIAL.COM



JIM EDEWAARD, CCIM
ADVISOR

DIRECT (+1) 616-355-3144
CELL (+1) 616-403-6131
JIM@LAKESHORECOMMERCIAL.COM



JASON DEWITT
PRINCIPAL

DIRECT (+1) 616-355-3156
CELL (+1) 616-836-2856
JASON@LAKESHORECOMMERCIAL.COM



KRIS DEPREE
PRINCIPAL

DIRECT (+1) 616-355-3141
CELL (+1) 616-212-5576
KRIS@LAKESHORECOMMERCIAL.COM



MIKE NAGELKIRK
ADVISOR

DIRECT (+1) 616-355-3151
CELL (+1) 616-836-1122
MIKE@LAKESHORECOMMERCIAL.COM

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.