

# FOR SALE

## CASCADE AREA OFFICE / CHURCH



1601 GALBRAITH AVE SE  
SUITE 304  
GRAND RAPIDS, MI 49546

**CONTACT:****STEVE PENFIELD**

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STEVE@PENFIELDDDEVELOPMENT.COM

### OFFERING SUMMARY

<b>Location</b>	Off of Cascade Rd just east of Spaulding Ave.
<b>Total Building Size</b>	25,576 SF (Condo Unit)
<b>Construction</b>	Steel
<b>HVAC</b>	Gas/Forced Air
<b>Air Conditioning</b>	100%
<b>Signage</b>	Yes—on building
<b>Elevators</b>	1
<b>Parking</b>	On-site—ample
<b>Security System</b>	Yes
<b>Sprinklered</b>	Yes
<b>Zoning</b>	PUD

### PROPERTY HIGHLIGHTS

- Currently being used as a church but can easily be converted to an office or other use
- Adjacent to Watermark Country Club
- 19,576 SF on the main floor and 8,000 SF on second floor
- Great opportunity to own in Cascade area!
- Zoned PUD: permitted uses include professional office, health/sports club, church, executive & administrative offices, data processing centers, business offices, etc.
- Association fees are \$5,350 per month.

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*The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

# FINANCIAL OVERVIEW



## SALE INFORMATION

**Price** ..... \$2,745,000  
**Per SF** ..... \$107.36  
**Municipality**..... Cascade Township  
**PPN** ..... 41-19-06-403-003  
**SEV** ..... Exempt Currently  
**Taxable Value**..... Exempt Currently  
**Property Taxes**..... Exempt Currently  
**Terms** ..... Cash/Conventional  
**Possession**..... At signing

## LEGAL DESCRIPTION

411906403003 UNIT 3 \* WATERMARK TECH CENTER  
CONDOMINIUM KENT COUNTY CONDOMINIUM

SUBDIVISION PLAN NO.745 INSTRUMENT  
NO.20050607-0066191 SPLIT ON 08/24/2005 FROM

41-19-06-252-031



# LOCATION INFORMATION

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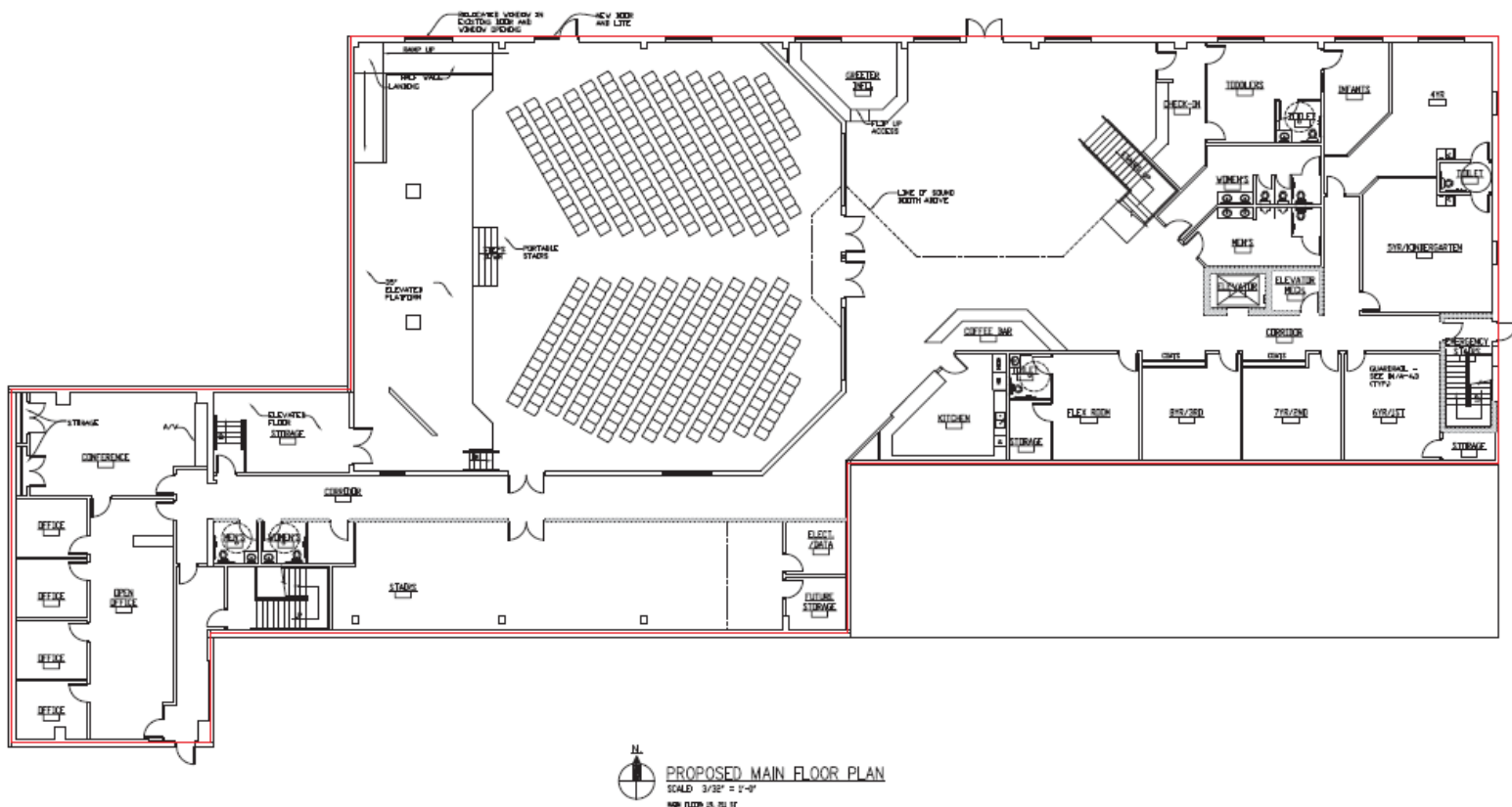
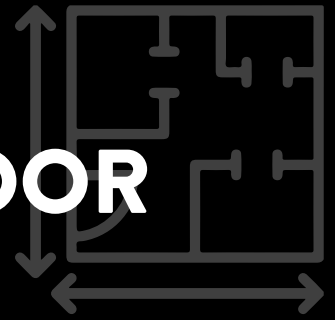
**Steve Penfield**

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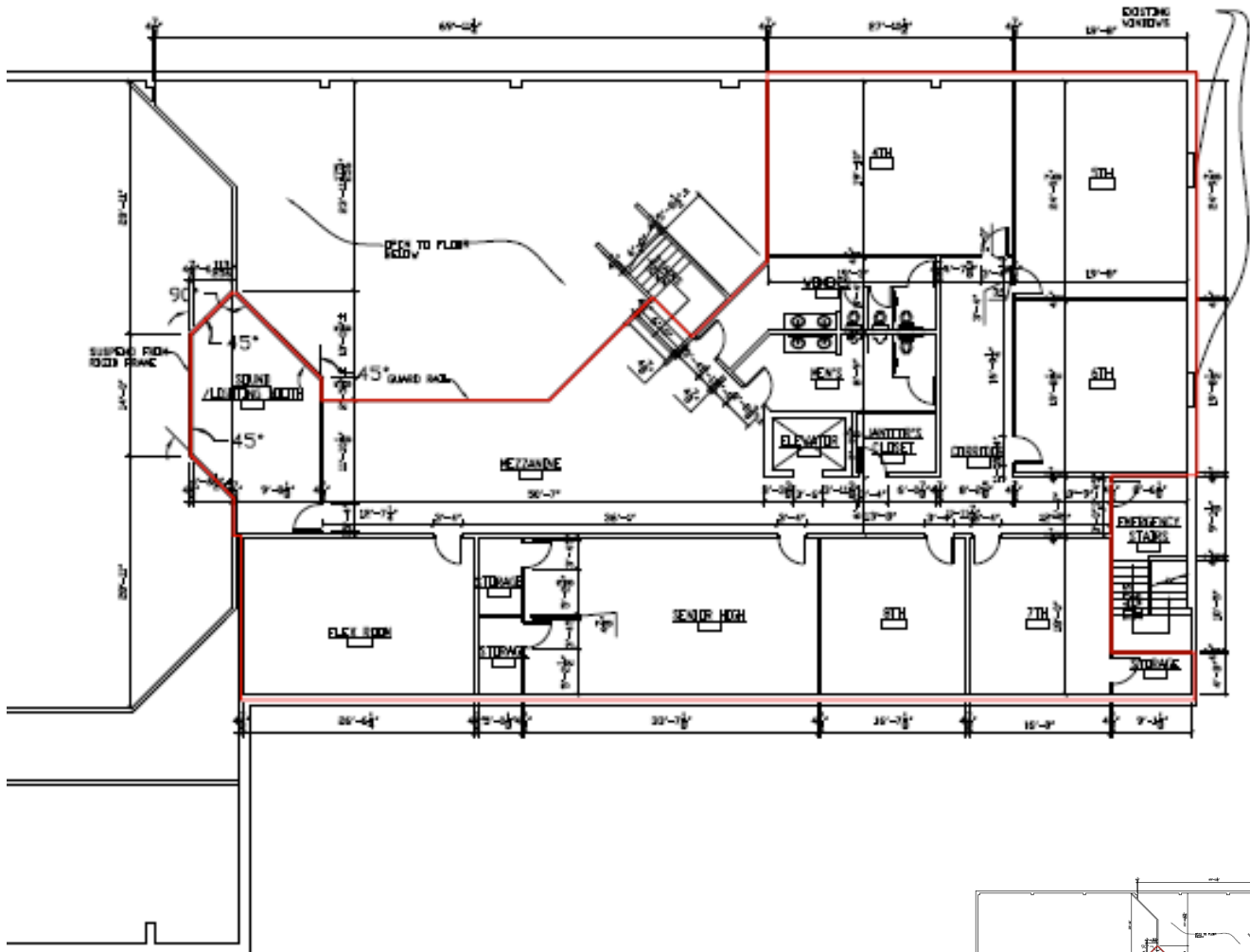
# FLOOR PLAN - MAIN FLOOR

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# FLOOR PLAN - MEZZANINE

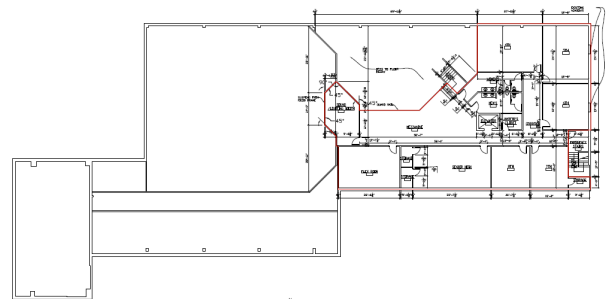
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PROPOSED MEZZANINE PLAN

SCALE: 3/32" = 1'-0"

NOTES: LEVEL 1, R10 10'



PROPOSED MEZZANINE PLAN  
SCALE: 3/32" = 1'-0"

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# BUILDING PHOTOS

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# AUDITORIUM PHOTOS

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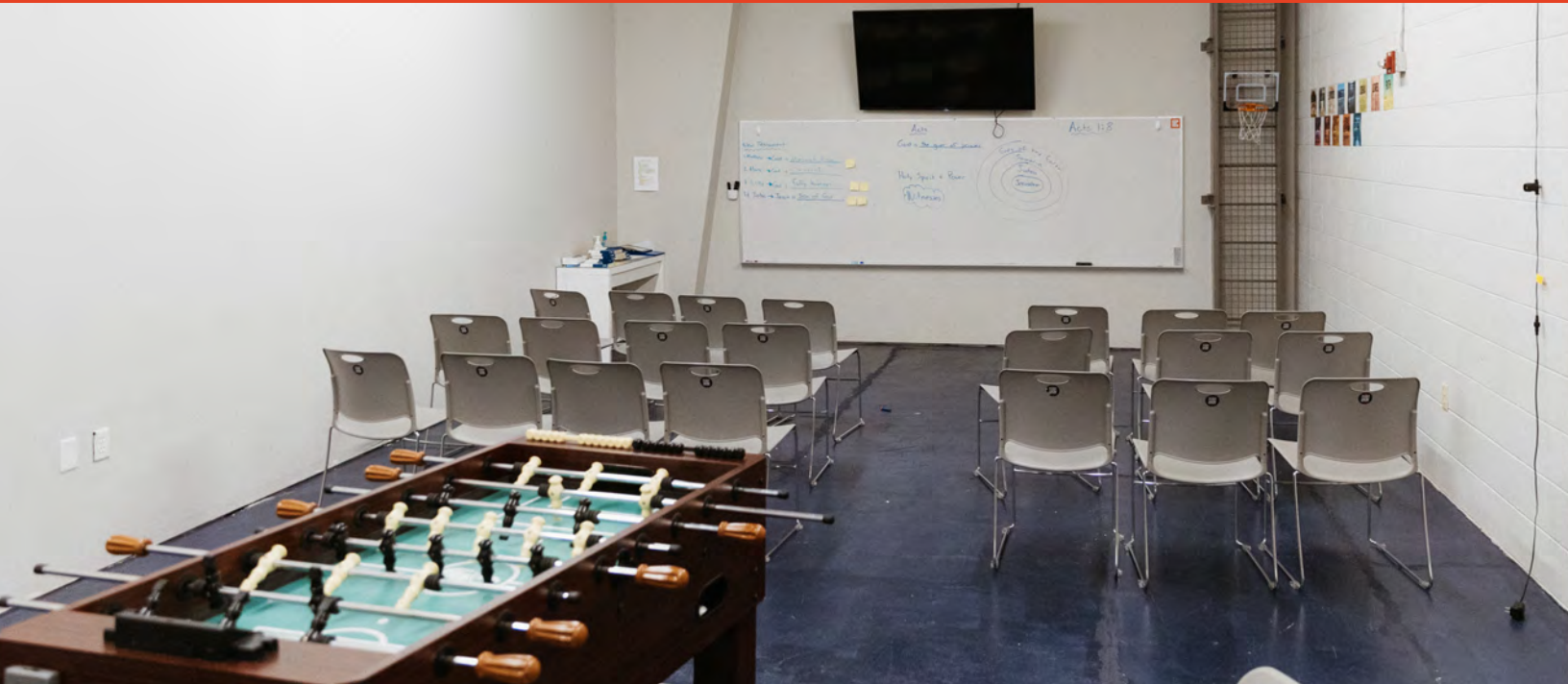
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# CLASSROOM PHOTOS

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