

FOR SALE

CASCADE AREA OFFICE / CHURCH



**1601 GALBRAITH AVE SE
SUITE 304
GRAND RAPIDS, MI 49546**

CONTACT:
STEVE PENFIELD
616.836.0467
STEVE@PENFIELDDEVELOPMENT.COM

OFFERING SUMMARY

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

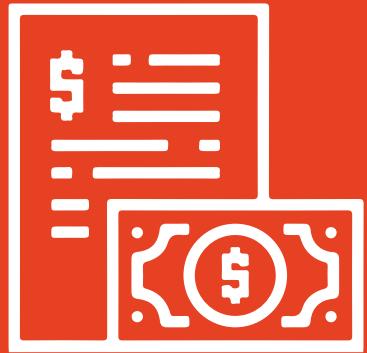
PROPERTY HIGHLIGHTS

- 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.

PENFIELD
DEVELOPMENT

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

1601 GALBRAITH | FOR SALE

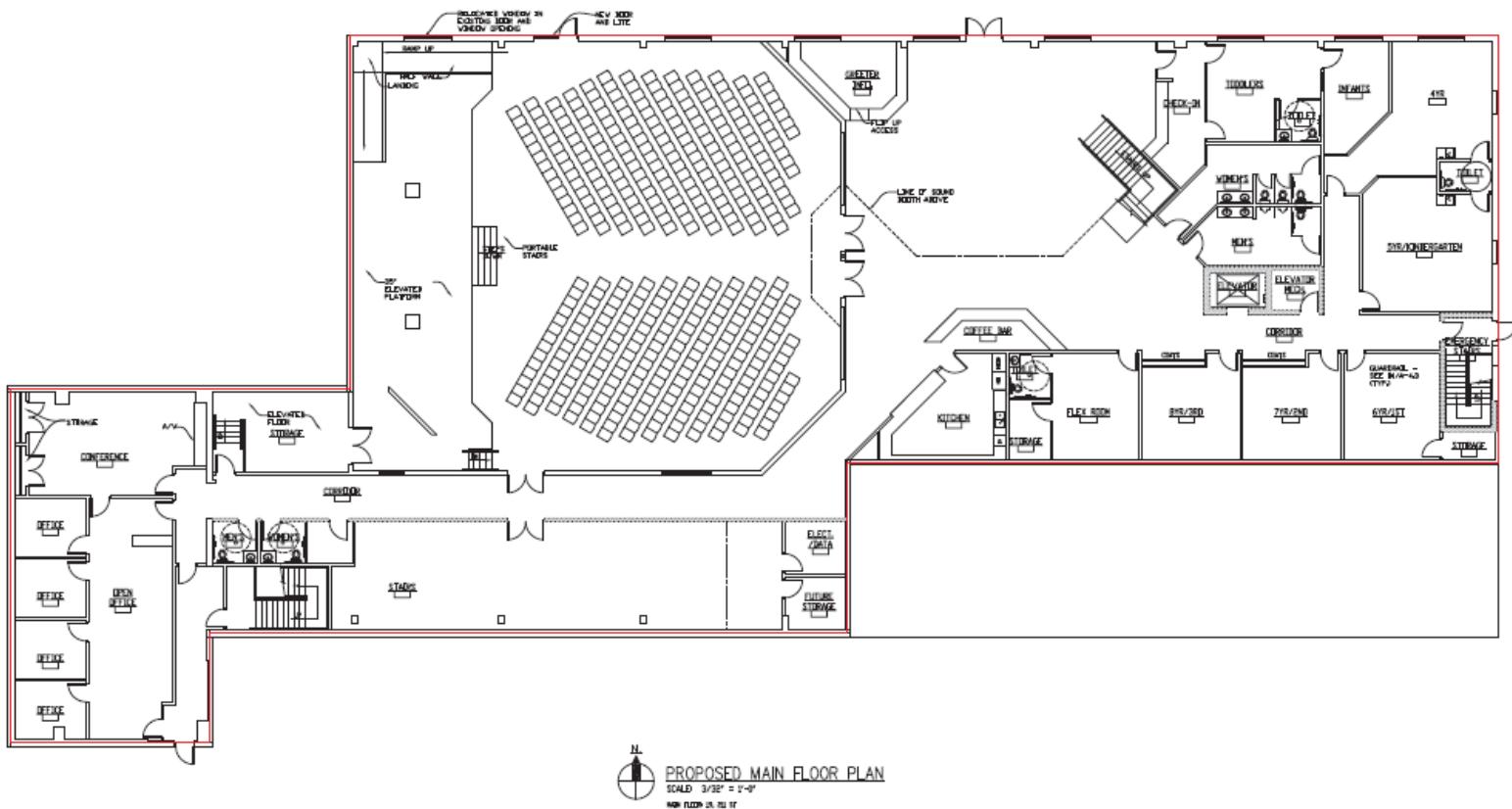
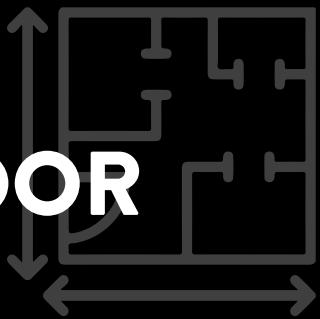


PENFIELD
DEVELOPMENT

Steve Penfield
616.836.0467
Steve@PenfieldDevelopment.com

FLOOR PLAN - MAIN FLOOR

1601 GALBRAITH | FOR SALE



PENFIELD DEVELOPMENT

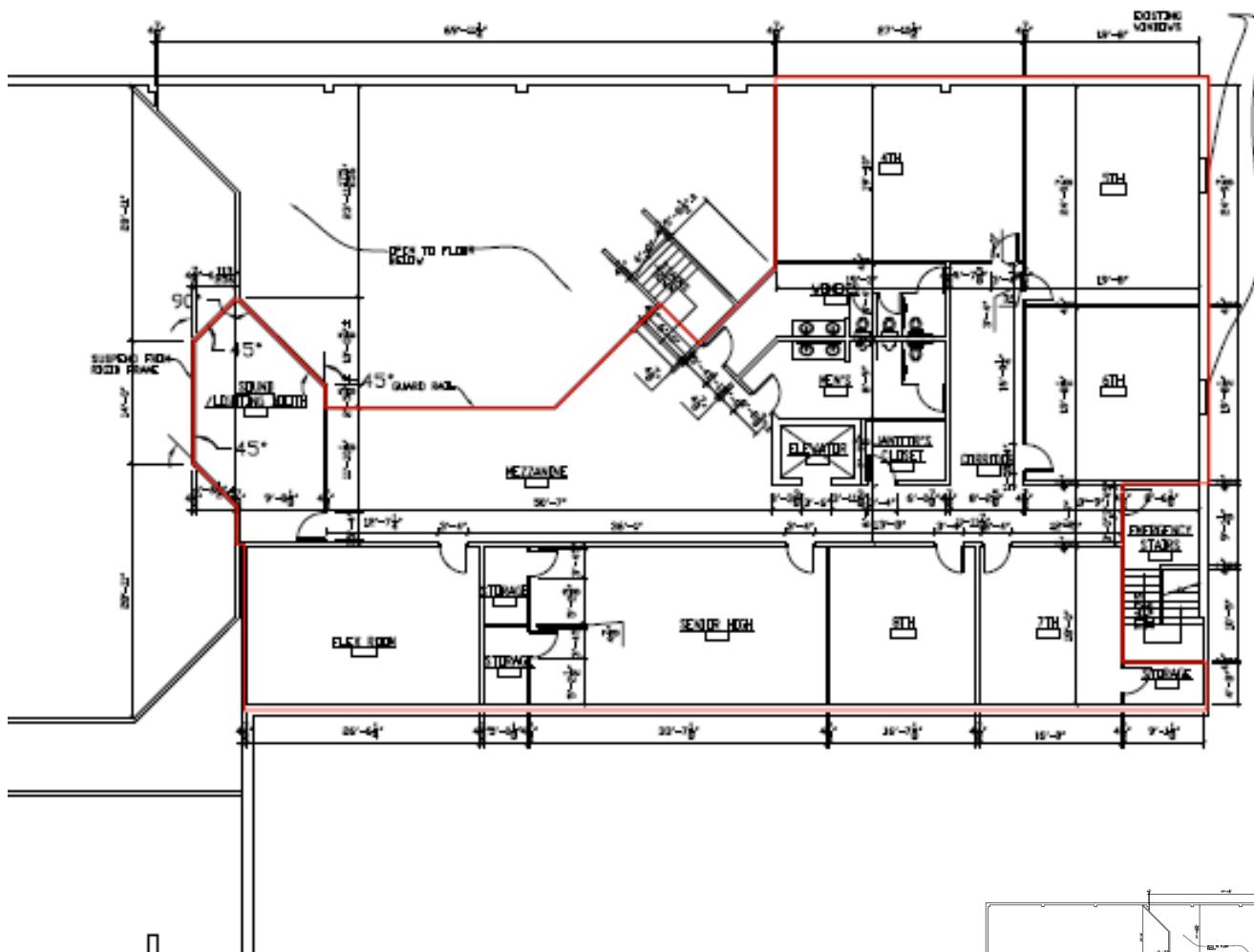
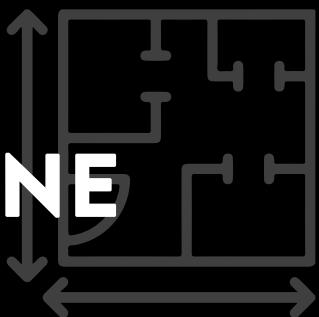
Steve Penfield

616.836.0467

Steve@PenfieldDevelopment.com

FLOOR PLAN - MEZZANINE

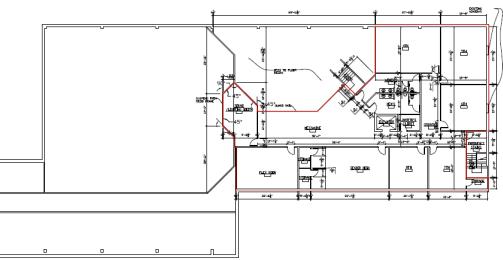
1601 GALBRAITH | FOR SALE



PROPOSED MEZZANINE PLAN

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

NOTE: LEVELS 5, 6, 7, 8, 9



PROPOSED MEZZANINE PLAN

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

NOTE: LEVELS 5, 6, 7, 8, 9

PENFIELD
DEVELOPMENT

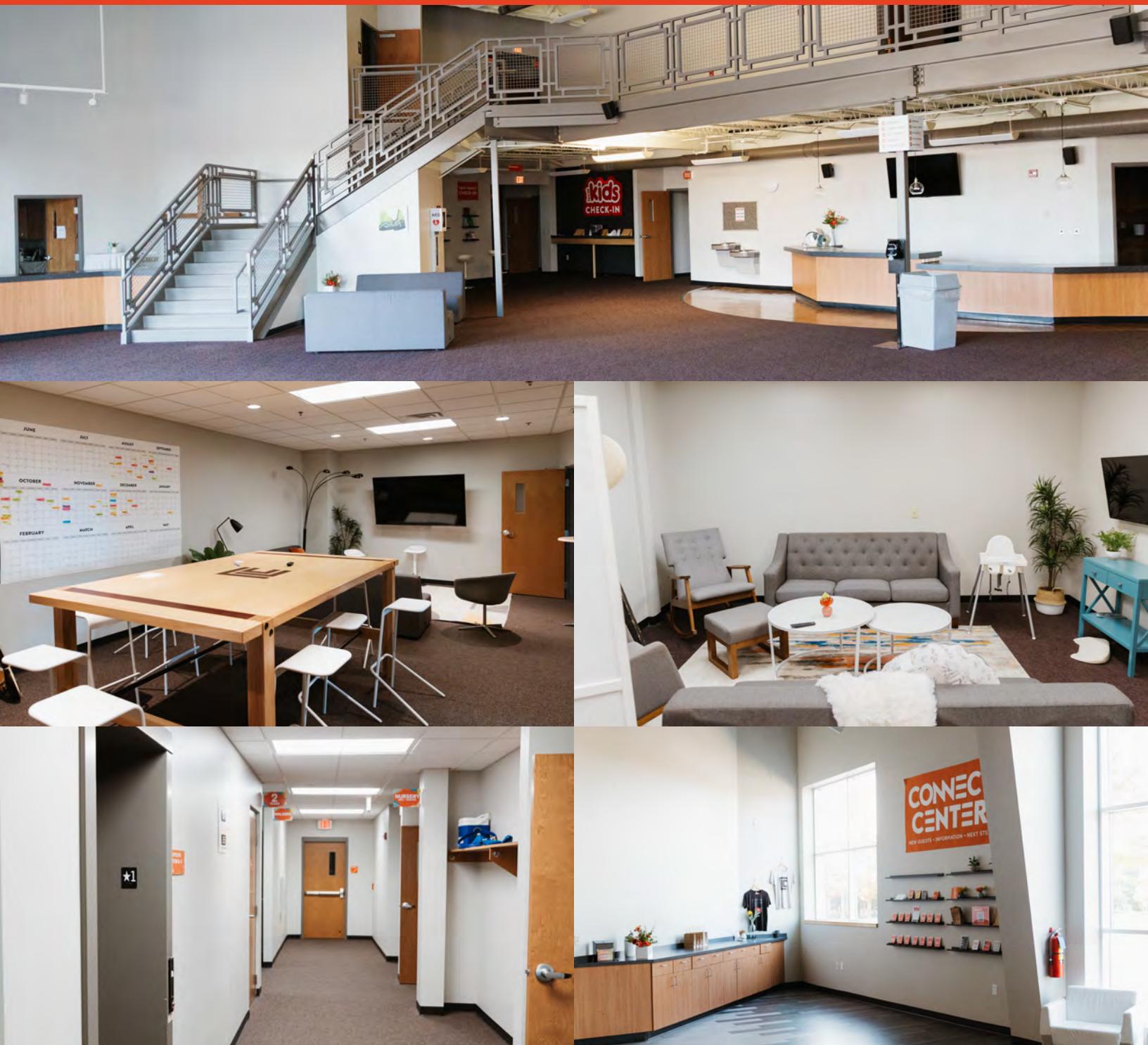
Steve Penfield

616.836.0467

Steve@PenfieldDevelopment.com

BUILDING PHOTOS

1601 GALBRAITH | FOR SALE

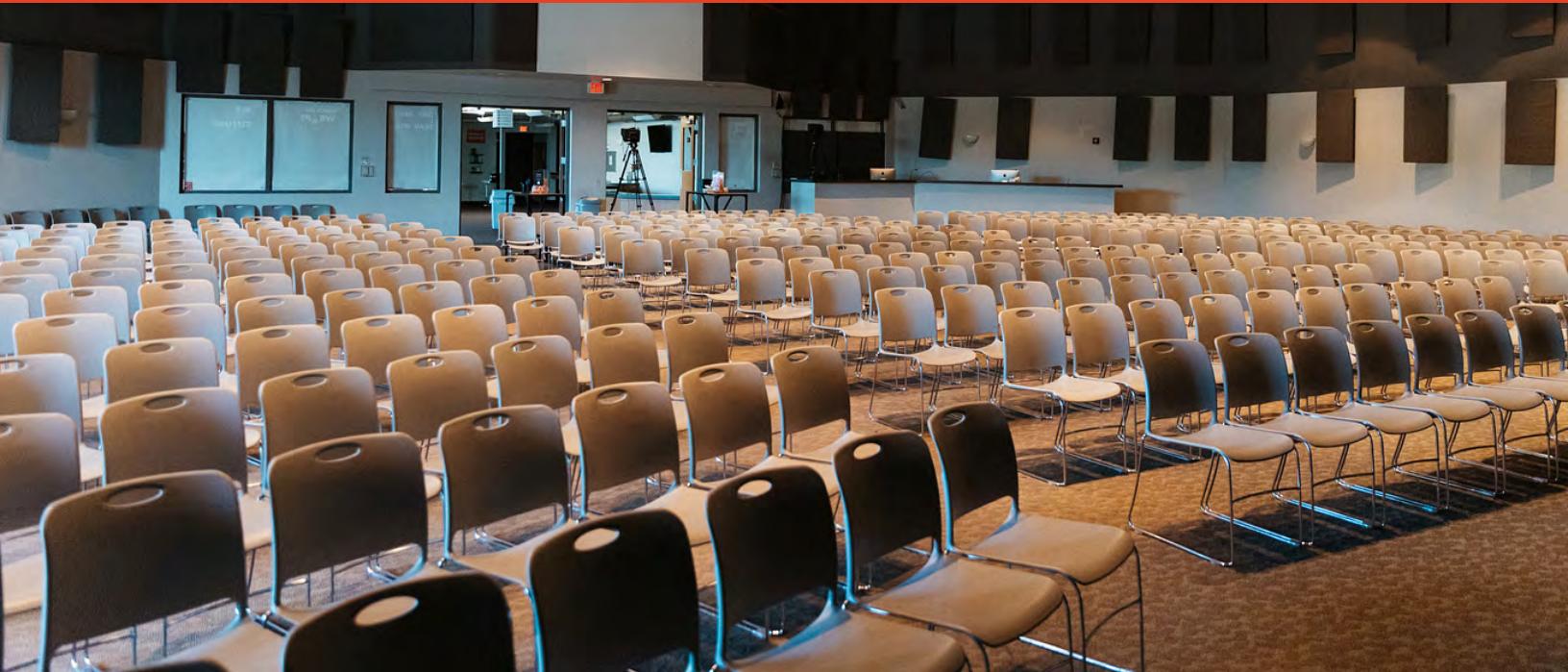


PENFIELD
DEVELOPMENT

Steve Penfield
616.836.0467
Steve@PenfieldDevelopment.com

AUDITORIUM PHOTOS

1601 GALBRAITH | FOR SALE

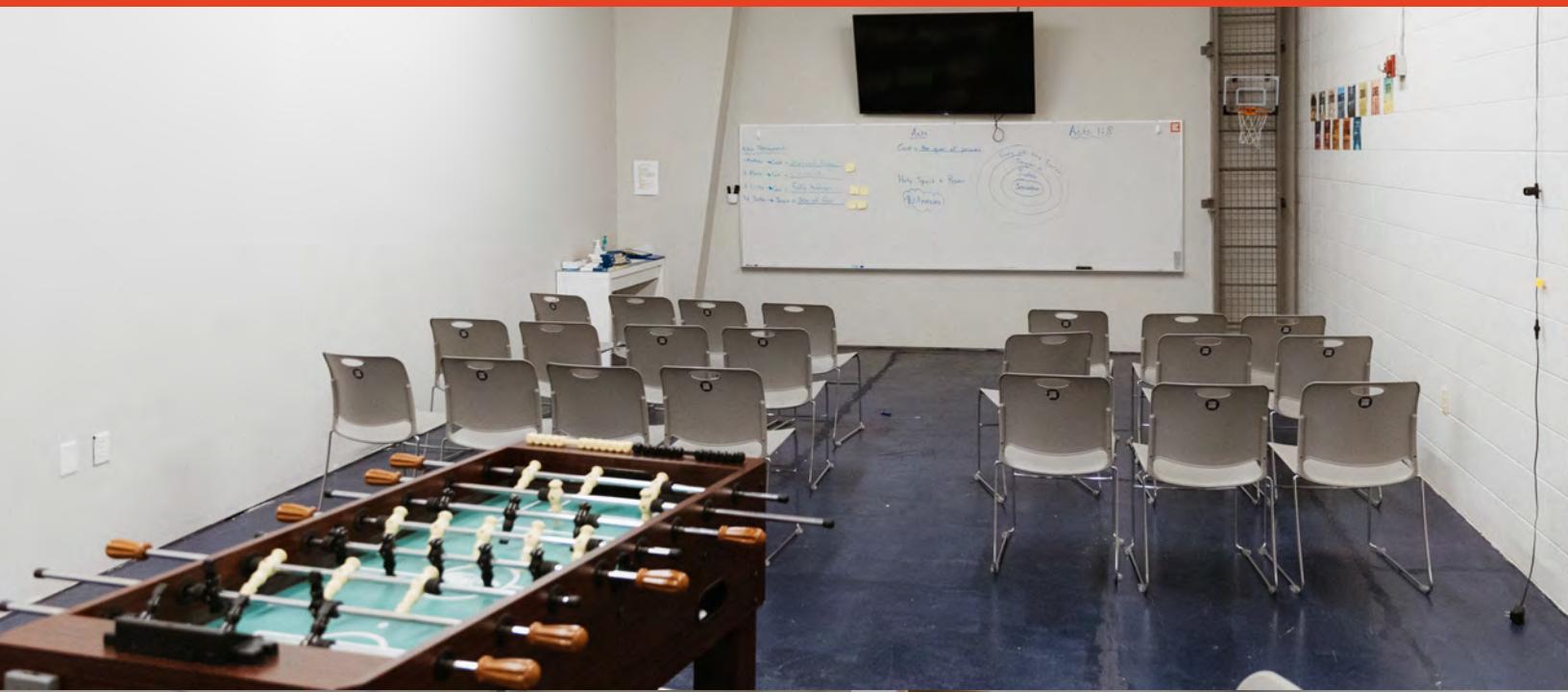


PENFIELD
DEVELOPMENT

Steve Penfield
616.836.0467
Steve@PenfieldDevelopment.com

CLASSROOM PHOTOS

1601 GALBRAITH | FOR SALE



PENFIELD
DEVELOPMENT

Steve Penfield
616.836.0467
Steve@PenfieldDevelopment.com