

**FOR SALE**  
460 Cleveland Ave  
Holland, MI 49423

6 Condo Units Remaining



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

[www.LakeshoreCommercial.com](http://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](mailto:TOM@LAKESHORECOMMERCIAL.COM)

DREW DURHAM  
• DIR +1 616 355 3148  
• MOB +1 616 566 2039  
• [DREW@LAKESHORECOMMERCIAL.COM](mailto: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' overhead door with operator as well as front and rear service doors. Great location close to Lake Macatawa for those with boats!

## 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	\$409,500	\$792,120	\$1,150,220
Price/SF	\$213.28/SF	\$206.28/SF	\$199.69/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		

## BUILDING HIGHLIGHTS

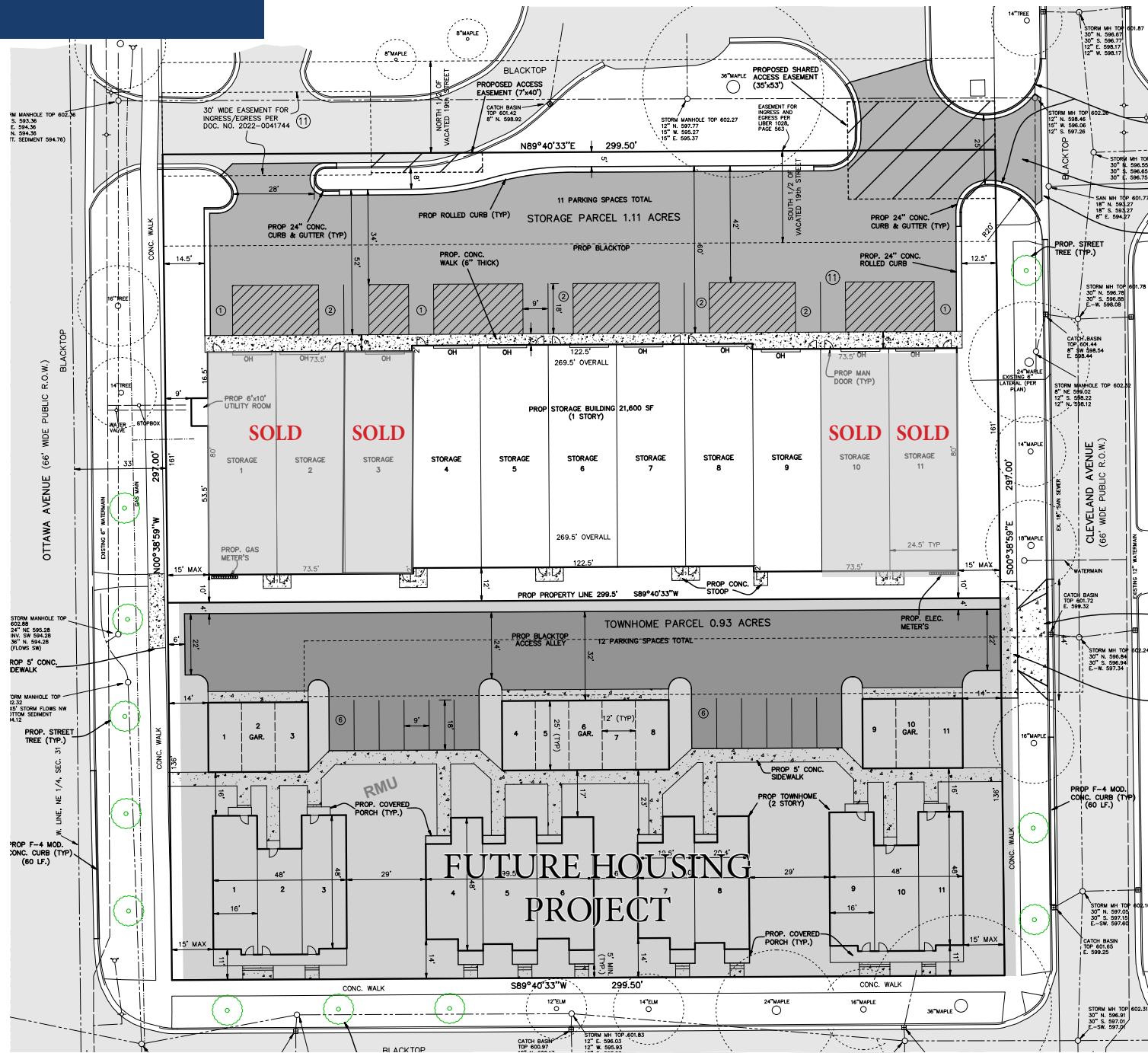
- 22'+ ceiling height
- R-22 3" insulated metal panel exterior walls
- R-38 insulated steel roof
- 14' wide x 16' tall insulated overhead door with operator - 160" + width
- Front and rear service doors
- 4" insulated metal panel unit separation wall
- 6" concrete floor "burnished" finish and floor drain 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

<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

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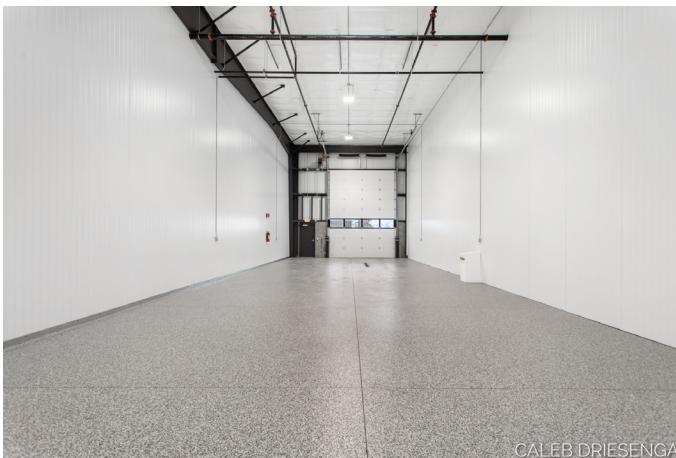
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## PHOTOS



CALEB DRIESENGA

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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 DRIESENGA**  
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.