

1353 KALAMAZOO AVE SE
GRAND RAPIDS, MICHIGAN

RETAIL/INVESTMENT FOR SALE
4,095 Square Feet Available



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BOSTON SQUARE



PROPERTY FEATURES

- 4,095 total building square footage
- Located on 0.184 acre corner
- Zoned TN-TBA
- Built in 1910; Retrofit 1960
- Sale Price: \$650,000 (\$158.73/sf)

Comments: This Multi Use, two-story building is in the heart of Boston Square which is part of Grand Rapids Amplify 2.0's neighborhood revitalization project. Excellent opportunity to live/work with a dynamic and growing community. Great as an investment property. Great for coffee, Cafe, restaurant, clothing store. Ample street parking and two ingress/egress. New Furnace installed in 2017. New AC/HVAC., tankless water heater, and new roof all installed in 2018. Roof still has 15-year transferable warranty. There are two 2-bedroom, one bath units on the second floor. One is vacant and one is occupied.



For more information, please contact:

JOE RIZQALLAH
(616) 822 6310
jrizzqallah@signatureassociates.com

SIGNATURE ASSOCIATES
1188 East Paris Ave SE, Suite 220
Grand Rapids, MI 49546
www.signatureassociateswm.com

1353 Kalamazoo Avenue SE – Grand Rapids, MI

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Additional Photos



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Aerial



DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	22,156	\$65,109
3 MILE	138,043	\$73,087
5 MILE	292,566	\$69,900

TRAFFIC COUNTS (TWO-WAY)	
9,167	Kalamazoo Ave south of Hall St
13,508	Hall St west of Kalamazoo Ave
5,607	Hall St east of Kalamazoo Ave
14,515	Hall St west of Eastern Ave

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