

OFFERING MEMORANDUM

INVESTMENT FOR SALE RETAIL / OFFICE BUILDING

9818 Cherry Valley Ave SE, Caledonia, MI 49316

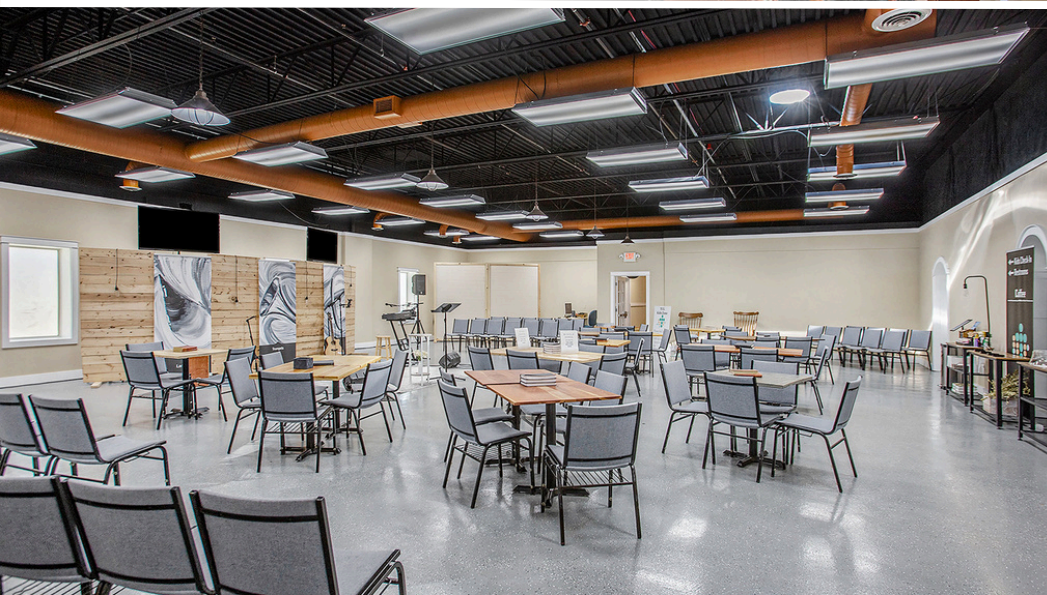
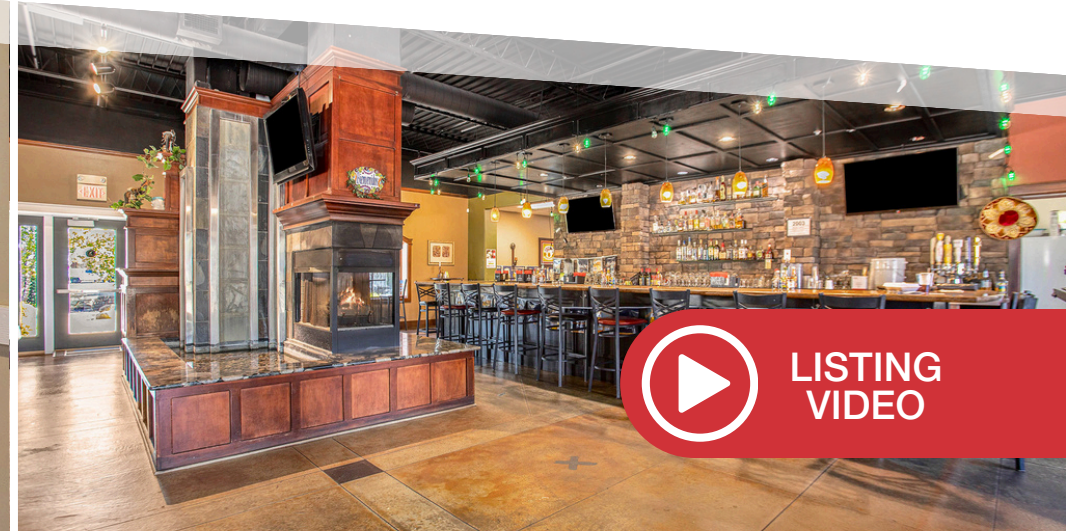




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CONFIDENTIALITY AND NONDISCLOSURE AGREEMENT

This Confidential Offering Memorandum (OM) is furnished by NAI Wisinski of West Michigan.

Requesting Party now requests certain information regarding the Property for the purpose of evaluating a possible acquisition of the Property.

By accepting this OM, you the Receiving Part, now agree to the following:

1. Receiving Party will not disclose, permit the disclosure of, release, disseminate, or transfer any information obtained hereunder ("Information") to any other person or entity.
2. If Receiving Party is a corporation, partnership, limited liability company, or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know of the Information and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all Information received from Broker, now or in the future, which is not readily available to the general public. Receiving Party understands that all Information shall be deemed confidential, valuable, and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner and Broker. Persons violating this agreement by either disclosing the confidential information or competing shall be subject to an action for damages and / or action for injunctive relief to prevent further disclosure.
4. All Information shall be used for the sole purpose of evaluating the potential acquisition of the Property, and it shall not at any time or in any manner be used for any other purpose.
5. Receiving Party shall not contact concerning the Property any persons other than Broker without Broker or Owner's written permission. Such persons include, without limitation, Owner's employees, suppliers, and tenants.
6. Neither Broker nor Owner makes any representations or warranty, express or implied, as to the accuracy or completeness of any Information provided. Receiving Party assumes full and complete responsibility for confirmation and verification of all Information received and expressly waives all rights of recourse against Broker and Owner with respect to the same.

OFFERED BY:



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YOUR TEAM AT NAI

NAI Wisinski of West Michigan is the region's largest commercial real estate firm.

When you partner with NAIWWM, you instantly gain access to a tightknit network of local real estate professionals who are committed to the success of each and every client.

NAI WISINSKI OF WEST MICHIGAN
100 Cesar E. Chavez Ave SW Ste 100
Grand Rapids, MI 49503

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1 SECTION 1 INVESTMENT OVERVIEW

THE OFFERING

NAI Wisinski of West Michigan is pleased to offer 9818 Cherry Valley Ave SE, a retail/office investment opportunity, to the market for purchase.

The property is being offered to the market at \$1,695,000.00 with an NOI of \$165,869.

Built in 1957, the building is located in an area zoned C2. This 23,040 SF retail/office building is located on two acres in Caledonia, only four miles south of M-6 in a popular Caledonia location.

This property offers on site parking with over 100 parking spaces. In 2019, major roof updates were made (Weather Shield Roofing). There are 3 HVAC units: north, south, and west (services restaurant only) maintained by Siemens. The long-time property maintenance staff is willing to continue on as-needed basis for new buyer.

- EXCELLENT VISIBILITY
- EXCEPTIONALLY MAINTAINED
- FULLY LEASED
- LOTS OF BUILDING UPGRADES
- AMPLE PARKING



\$ 1,695,000
OFFERING PRICE

\$ 165,869
NOI



2 SECTION 2 PROPERTY OVERVIEW

PROPERTY SUMMARY

LEASE ABSTRACT	
ADDRESS	9818 Cherry Valley Ave SE, Caledonia, MI 49316
BUILDING AREA (SF)	23,040
LAND AREA (AC)	2
YEAR BUILT	1957
TENANT	Multi-Tenant
ZONING	C2
PARKING	Surface, On-Site
HVAC	3 Units: North, South, & West Maintained by Siemens
ELECTRIC	City Served
GAS	City Served
SEWER	City Served
WATER	City Served
LIGHTING	LED
SPRINKLED	Yes
VIDEO SURVEILLANCE	Blink Security Camera (5 Hard Wire Cameras)
SIGNAGE	Pylon

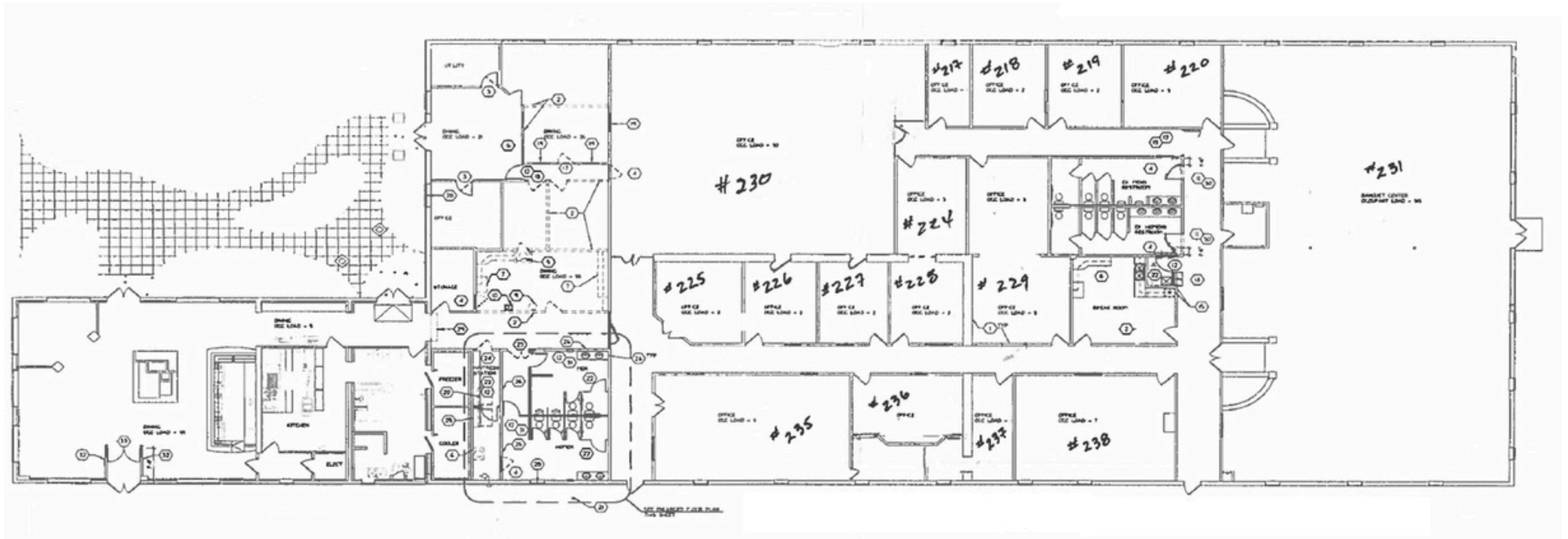
FINANCIAL SUMMARY	
Pro-forma numbers were derived from a combination of property tax-returns, owner's budget and adjusted for other items that are deemed consistent within the marketplace for this property type. Buyer is responsible for confirming this information or developing their own Pro-Forma. Broker assumes no liability.	
FINANCIAL OVERVIEW	
PRICE	\$1,695,000
PRICE PER SF	\$73.57
YEAR BUILT	1957
2024 PROJECTIONS DATA	
TOTAL OPERATING INCOME	\$270,212
NET OPERATING INCOME	\$165,869

PROPERTY SPECIFICATIONS	
CURRENT OCCUPANCY	100%
PARCEL NUMBERS	41-23-28-351-006
SEV (2023)	\$502,300
TAXABLE VALUE	\$341,378
LEGAL DESCRIPTION	UNIT 6 HOME CENTER CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.921 INSTRUMENT NO.20081017-0092329

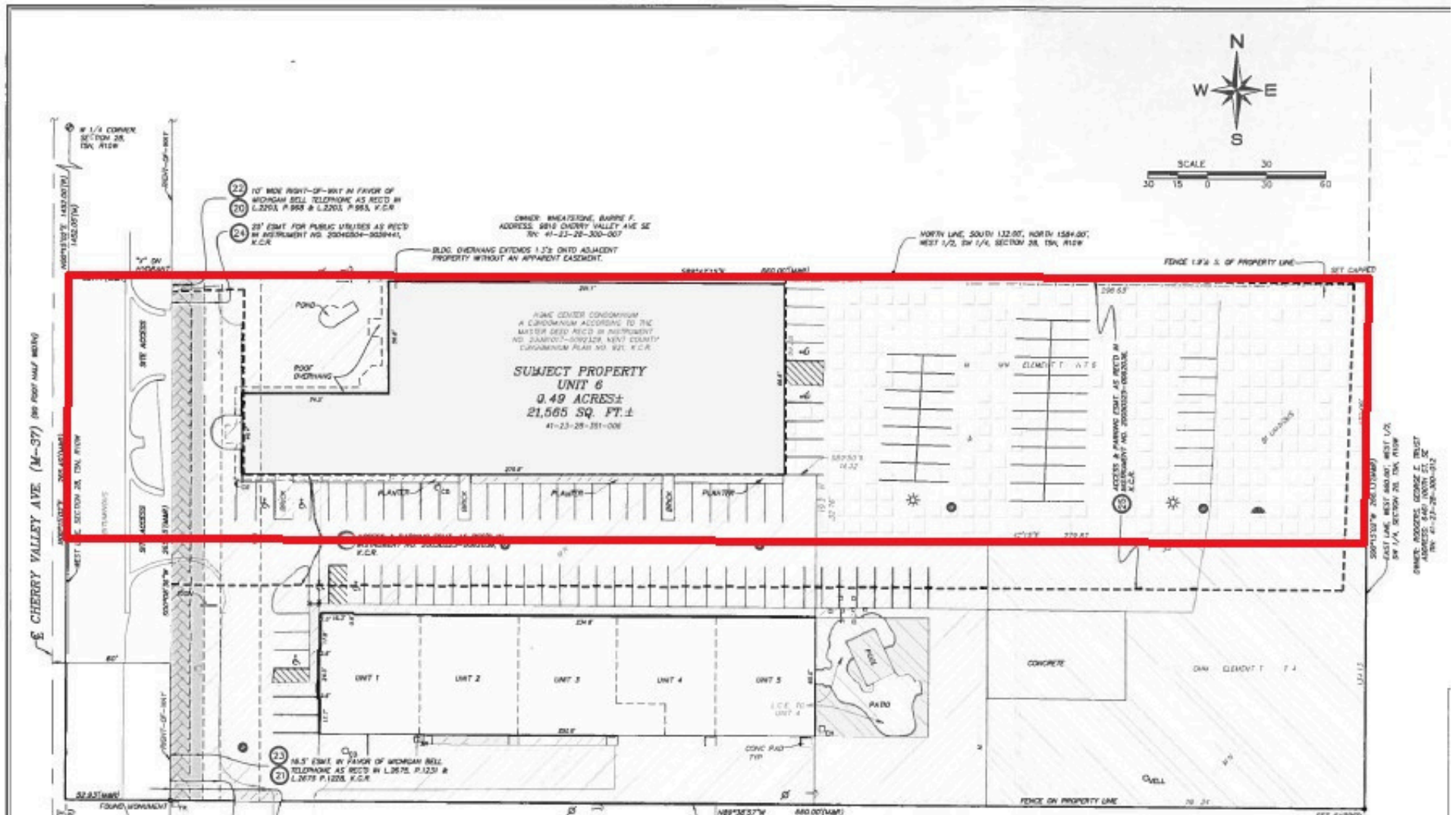
(The subject property is part of a small condo association that also includes the adjacent Tires 2000 building.)
 The subject property was first used for industrial purposes and a BEA and Due Care Plan have been filed with the DNR for office and retail use. These plans will need to be updated for the new buyer.

*Rent Roll and Financials Provided with Executed Confidentiality Agreement.

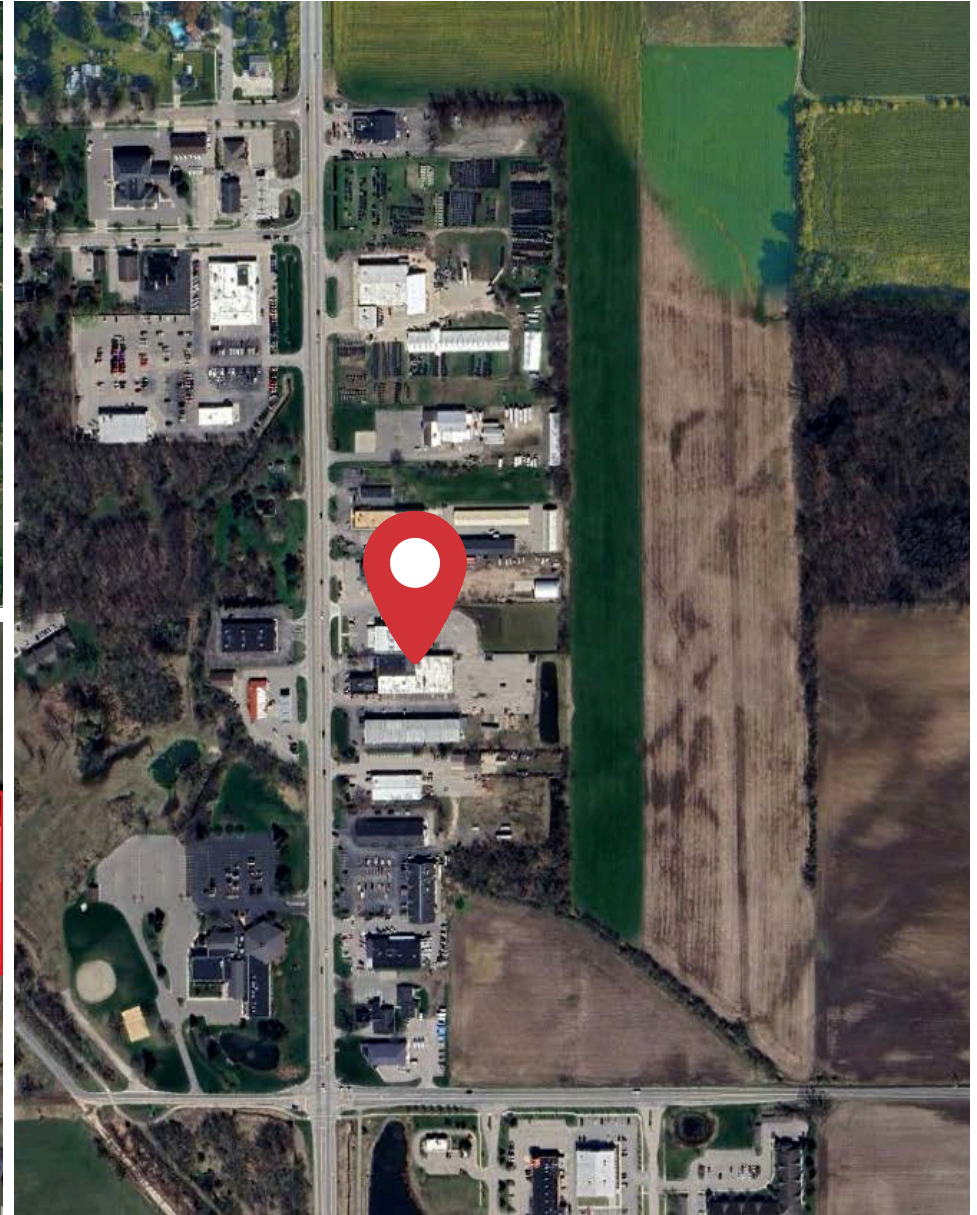
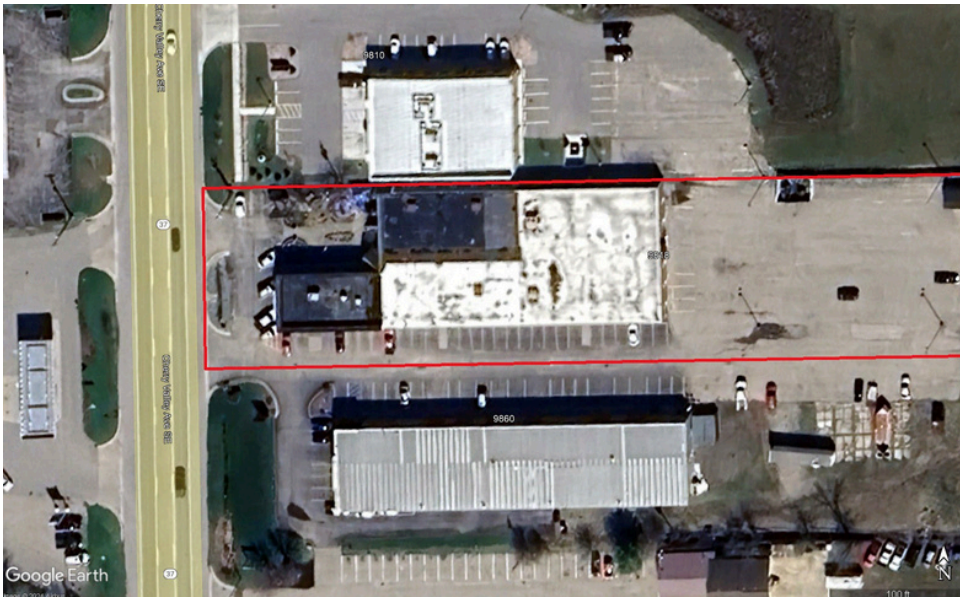
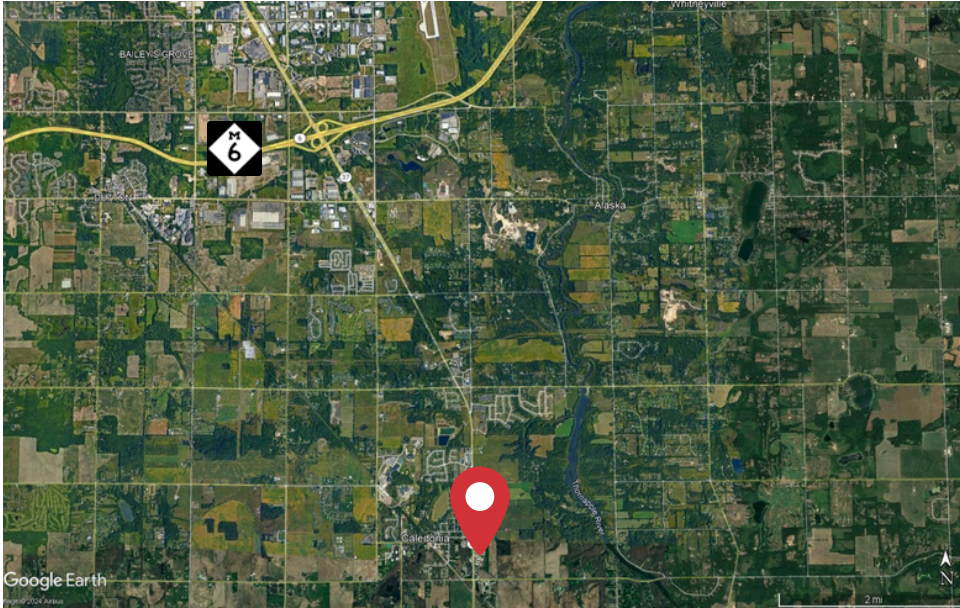
FLOOR PLAN



MARKED SURVEY



PARCEL PHOTOS



EXTERIOR PROPERTY PHOTOS



INTERIOR PROPERTY PHOTOS



INTERIOR PROPERTY PHOTOS





3 SECTION 3 TENANT OVERVIEW

TENANT OVERVIEW

REAL ARRIERO

Website: <https://www.arrieroco.com/>
Locations: Grand Rapids & Caledonia, MI



Overview

This family-owned restaurant is dedicated to serving traditional Mexican dishes made with the freshest ingredients.

DENNISON LLC

Website: <https://highbankcoffee.com/>
Locations: Caledonia, MI



Overview

High Bank Coffee Roasters is a specialty roaster that offers subscriptions and wholesale coffee.

DENNIS COOPER

Website: <https://cooper.cc/>
Locations: Caledonia, MI

Overview

Dennis Cooper is a lawyer serving Caledonia in Business Law, Estate Planning, and Family Law cases.

PETZOLD AGENCY LLC

Website: <https://petzoldagency.com/>
Locations: Caledonia, MI

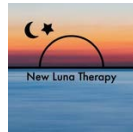


Overview

Petzold Agency LLC represents Farmers Insurance, offering coverage for personal needs such as auto, home, life, and umbrella policies.

NEW LUNA THERAPY LLC

Website: <https://newlunatherapy.com/>
Locations: Caledonia, MI



Overview

New Luna Therapy LLC performs Hypnotherapy and Eye Movement Desensitization & Reprocessing Therapy (EMDR) services.

OHM OHM INC.

Locations: Caledonia, MI

Overview

OHM OHM Inc. is a retail tenant that sells packaged liquor.

THE GATHERING

Website: <https://www.thecaledoniagathering.org/>
Locations: Caledonia, MI



Overview

The Caledonia Gathering church was started in 2015 and is focused on continuing to be an invitational, spiritual, and missional group of people.

CALEDONIA EVENTS & BRIDAL

Website: <https://www.facebook.com/CaledoniaEvents/>
Locations: Grand Rapids & Caledonia, MI



Overview

Caledonia Events and Bridal Company hosts special occasions including weddings, quinceañeras, anniversaries, and company parties.



4 SECTION 4 MARKET OVERVIEW

RETAIL MAP



DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
2024 Population	1,837	24,682	165,730
2029 Population	1,826	25,227	167,570
% Change	-0.12%	0.44%	0.22%

HOUSEHOLDS	1 MILE	5 MILES	10 MILES
2024 Households	731	8,190	61,638
2029 Households	734	8,451	62,960
% Change	0.08%	0.63%	0.43%

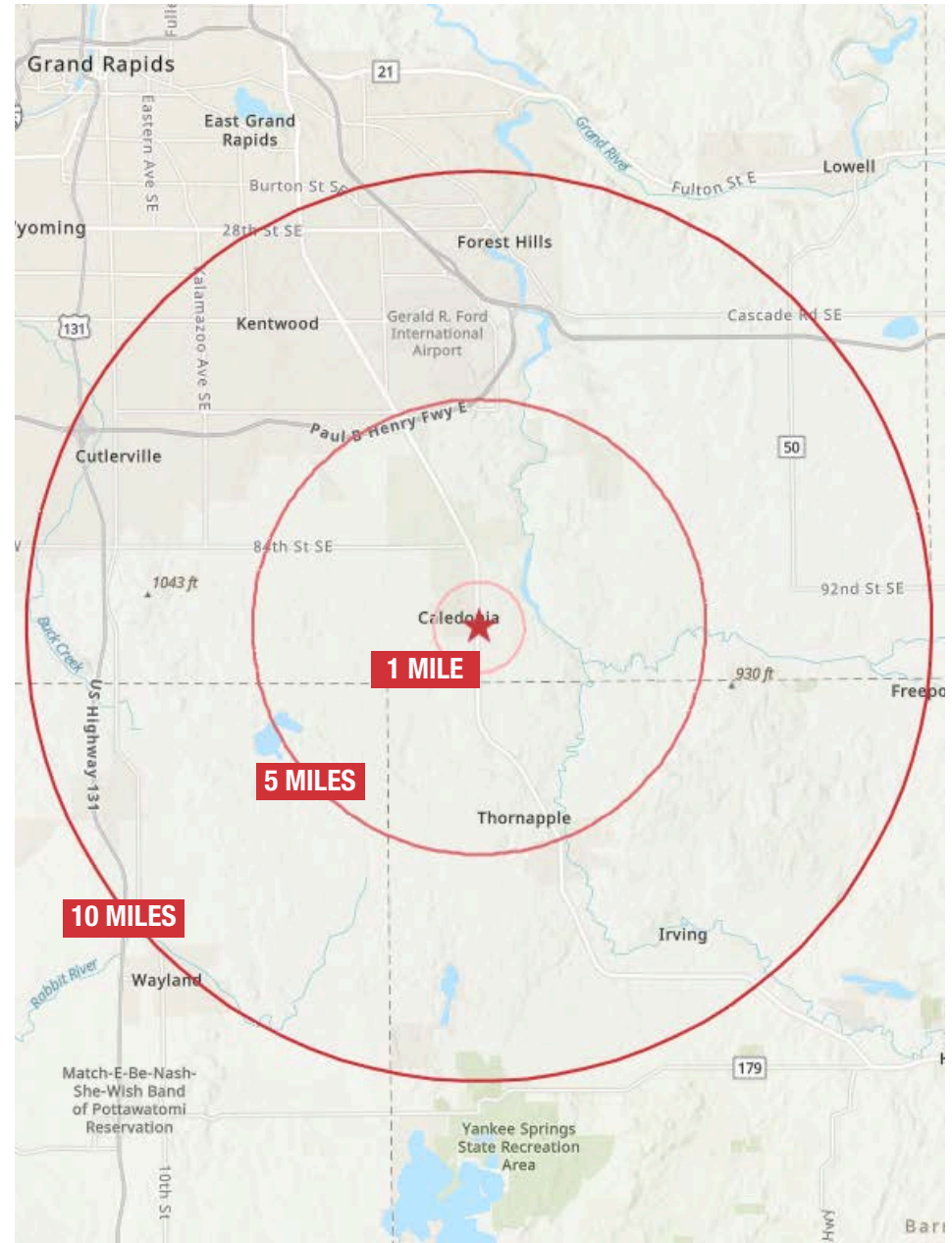
HOUSEHOLD INCOME	1 MILE	5 MILES	10 MILES
2024 Median Household Income	\$105,743	\$109,463	\$82,923
2029 Median Household Income	\$120,678	\$120,950	\$93,639

24.6K

POPULATION
(5 MILES)

\$109K

AVG HH INCOME
(5 MILES)



YOUR TEAM AT NAI



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When you partner with NAIWWM, you instantly gain access to a tightknit network of local real estate professionals who are committed to the success of each and every client.

With the geographic expertise to complete transactions anywhere in West Michigan, throughout the state of Michigan, or across the country by leveraging the power of the NAI Global network, we can be your commercial real estate partner every step of the way.

52 REAL ESTATE PROFESSIONALS

6 CCIM DESIGNEES 

9 SIOR DESIGNEES 

3 CERTIFIED PROPERTY MANAGERS

OFFERED BY

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