



RETAIL PROPERTY FOR SALE / LEASE

# 210 W MAIN ST

210 W Main St, Hartford, MI 49057

**JACK VANGESSEL**

Advisor

C: 616.295.8591

O: 616.765.2304

jack@northstarcommercial.net

**HIBA HAKIM**

Realtor

O: 248.221.0591

hibahakimrealestate@gmail.com

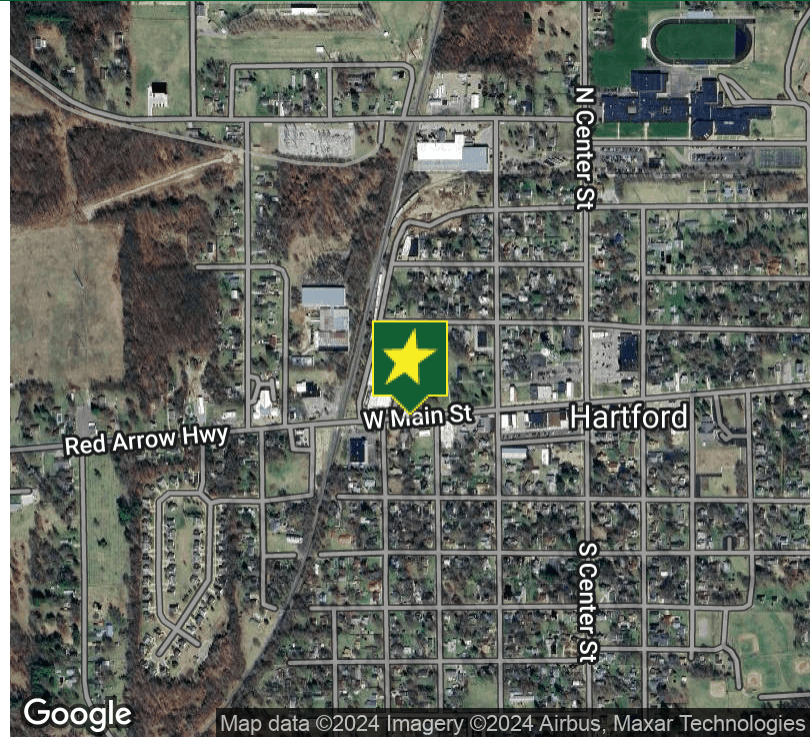
MI #420505



RETAIL PROPERTY FOR LEASE

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## OFFERING SUMMARY

Sale Price:	\$199,999
Lease Rate:	\$2,500.00 per month (NNN)
Building Size:	5,600 SF
Lot Size:	1 Acres
Price / SF:	\$35.71
Zoning:	COMMERCIAL
County:	Van Buren
Tax ID:	80-52-705-008-01
Market:	Kalamazoo-Portage

## PROPERTY OVERVIEW

Great opportunity to own a retail/industrial building just down the road from Four Winds Casino. This 5,600 sf building can be used for a variety of businesses including a retail store, auto shop, supermarket and more! Property also falls in green zone for cannabis use. Call listing agents for more info! Building can be used for a variety of businesses including a retail store, auto shop, supermarket and more! Property also falls in green zone for cannabis use. Call listing agents for more info!

## PROPERTY HIGHLIGHTS

- - Prime 5,600 SF retail space
- - High-visibility location on W Main St
- - Multiple overhead
- - Fenced in car storage
- - Versatile layout for various retail concepts

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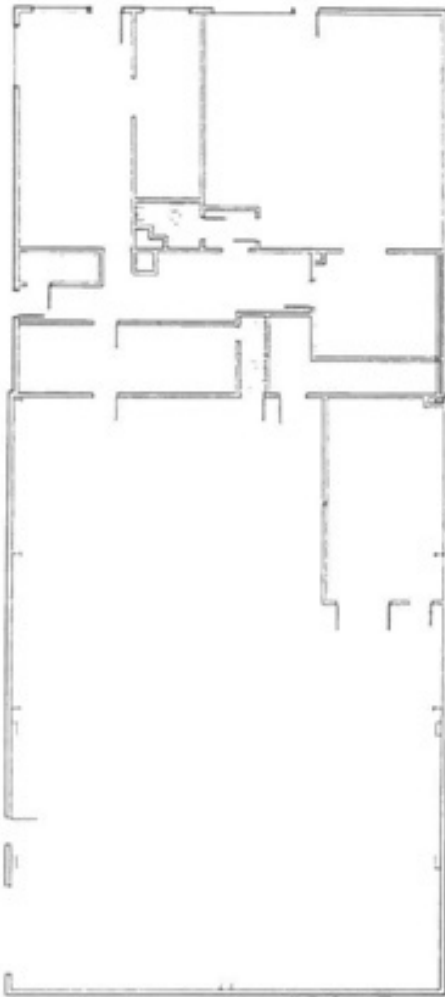
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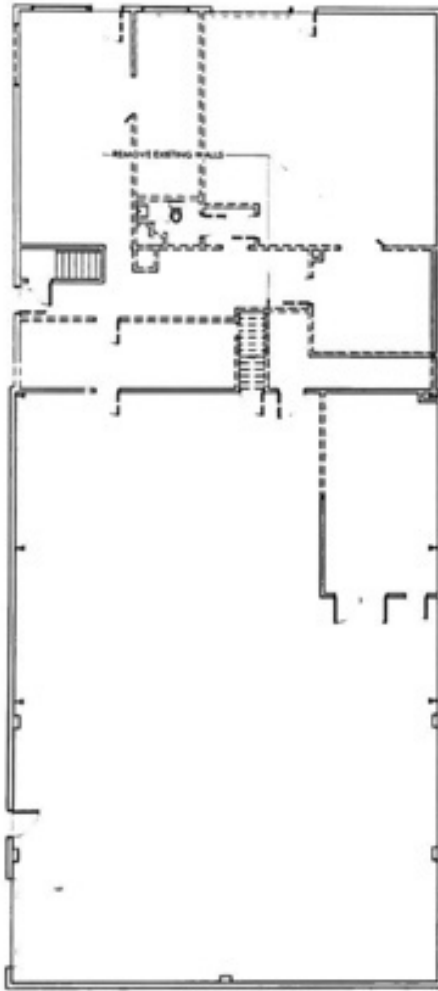
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360° VIRTUAL TOUR

VIDEO TOUR



↑ FIRST FLOOR EXISTING PLAN  
1/8" = 1'-0"



↑ FIRST FLOOR DEMOLITION PLAN  
1/8" = 1'-0"

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***B-1 CENTRAL BUSINESS DISTRICT*****§ 151.090 DESCRIPTION OF THE DISTRICT.**

The B-1 Central Business District is designed primarily for office buildings and a variety of retail stores and related activities which occupy the primary retail frontage and serve entire municipal area as well as adjacent surrounding areas beyond the municipal limits. The district regulations are designed to promote convenient pedestrian shopping and stability of retail development by encouraging a continuous retail frontage and by prohibiting automotive-related services and nonretail uses which tend to break up the continuity.

(Ord. 134, passed - - ; Am. Ord. 194, § 900, passed 2-24-1997)

**§ 151.091 PERMITTED USES.**

(A) Churches, funeral homes, and mortuaries;

(B) All generally recognized retail businesses which supply commodities on the premises such as, but not limited to, groceries, meats, dairy products, dry goods, other foods, drugs, clothing, notions, hardware, or pharmaceuticals;

(C) Personal service establishments which perform services on the premises within a completely enclosed building, such as, but not limited to: repair shops for items such as watches, radios, televisions; shoes; tailor shops; beauty parlors; barber shops; interior decorators; photographers; and dry cleaners;

(D) Restaurants and taverns where the general public are served while seated within a building occupied by the establishment, except drive-in restaurants and open-front stores;

(E) Theaters, private clubs, lodge halls, and other like places of entertainment when completely enclosed;

(F) Office and office buildings of an executive, administrative, or professional function;

(G) Banks, including drive-in facilities incidental to the principal banking function;

(H) Municipal buildings and post offices;

(I) Offices and showrooms for tradespeople, such as plumbers, electricians, decorators, and similar trades, except that:

(1) Not more than 25% of the floor area in the building is used for the purpose of making, assembling, remodeling, repairing, altering, finishing, or refinishing the products;

(2) Ground floor premises facing upon and visible from any abutting street shall be used only for entrances, offices, or display; and

(3) All storage or materials shall be within the confines of the building situated thereon.

(J) Business schools, private schools, and other places of instruction for profit;

(K) Newspaper offices and printing plants;

(L) Warehouse and storage facilities incidental to and physically connected with any of the foregoing uses;

(M) Veterinary offices, hospitals, and clinics;

(N) Dwelling connected with the foregoing uses, provided they do not occupy the ground floor;

(O) Parking lots and parking structures;

(P) Accessory structures customarily incident to the above permitted uses;

(Q) Parks, playgrounds, walking paths, and trails; and

(R) Signs in accordance with the provisions of § 151.235.

(Ord. 134, passed - - ; Am. Ord. 194, § 901, passed 2-24-1997) Penalty, see § 151.999

#### **§ 151.092 AREA, HEIGHT, AND BULK REQUIREMENTS.**

Sections 151.180 *et seq.* shall govern the area, height, and bulk requirements.

(Ord. 134, passed - - ; Am. Ord. 194, § 902, passed 2-24-1997) Penalty, see § 151.999

### ***B-2 GENERAL BUSINESS DISTRICT***

#### **§ 151.105 DESCRIPTION OF THE DISTRICT.**

The B-2 General Business District is designed for areas outside the central business district and is characterized by uses which tend to be highway- or automotive-oriented. The uses generally require

larger lot areas than area available in the central business district and would tend to be disruptive of pedestrian movement within the central business district.

(Ord. 134, passed - - ; Am. Ord. 194, § 1000, passed 2-24-1997)

**§ 151.106 PERMITTED USES.**

- (A) All permitted uses in the B-1 Central Business District;
- (B) Automobile sales and showroom facilities, and farm equipment and implement dealers;
- (C) Bus passenger stations;
- (D) Automobile car wash facilities within closed structures;
- (E) Public utility offices, transformer stations, telephone exchanges, exchange stations, pump stations, service yards, exclusive, however, of outdoor storage facility;
- (F) Retail cold storage facilities;
- (G) Self-service laundry and dry cleaning establishments;
- (H) Bowling alleys;
- (I) Pool halls, billiard parlors, clubs, and similar indoor recreational facilities;
- (J) Closed storage facilities for the storage of materials which are to be sold at retail;
- (K) Other uses which are similar to the above uses;
- (L) Outdoor sales space and facilities for new and used automobiles, farm equipment, mobile homes, house trailers, travel trailers, and like merchandise, provided that:
  - (1) Ingress and egress shall be at least 60 feet from the intersection of any 2 streets; and
  - (2) No major repair or major refinishing shall be done on the site.
- (M) Motels, hotels, and inns, except that:
  - (1) Ingress and egress shall not interfere with adjacent business uses;
  - (2) No kitchen or cooking facilities shall be provided except in a single full-time residential unit of manager or caretaker, unless approval of a special use permit is granted as provided in §§ 151.290 *et seq.*; and

(3) Each unit shall contain not less than 200 square feet of floor area.

(N) Drive-in restaurants, open front stores, and similar facilities, except that:

(1) Facilities shall be set back at least 60 feet from the street right-of-way of any existing or proposed major thoroughfare; and

(2) Ingress and egress shall be located at least 60 feet from the intersection of any 2 streets.

(O) Commercially-used, outdoor recreational space for children's amusement parks, miniature golf course, and similar facilities, except that:

(1) A children's amusement park shall be fenced on all sides by a fence or wall at least 4 feet in height; and

(2) Adequate parking shall be provided for, located off of the road right-of-way, and shall be fenced with a 4-foot by 6-inch wall or fence.

(P) Parks, playgrounds, walking paths, and trails; and

(Q) Signs in accordance with the provisions of § 151.235.

(Ord. 134, passed - - ; Am. Ord. 194, § 1001, passed 2-24-1997) Penalty, see § 151.999

### § 151.107 AREA, HEIGHT, AND BULK REQUIREMENTS.

Sections 151.180 *et seq.* shall govern the area, height, and bulk requirements.

(Ord. 134, passed - - ; Am. Ord. 194, § 1002, passed 2-24-1997) Penalty, see § 151.999

## *LI LIGHT INDUSTRIAL DISTRICT*

### § 151.120 DESCRIPTION OF THE DISTRICT.

The LI Light Industrial District is designed so as primarily to accommodate wholesale activities; warehouses whose external, physical effects are restricted to the area of the district and in no manner effecting a detrimental result to the surrounding districts; and to permit manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semi-finished products in a manner as to protect the abutting districts from substantial annoyance or inconvenience caused by the activities.

(Ord. 134, passed - - ; Am. Ord. 194, § 1100, passed 2-24-1997)

**§ 151.121 LIMITATION.**

The permitted uses in this district shall not be of the extent or character or degree that they would employ the use of punch presses, drop hammers, reciprocating hammers, smelting process, or other similar uses involving heavy machinery which should produce excessive noise or vibration or the use of processes which would generate excessive fumes, smoke, or noxious gases.

(Ord. 134, passed - - ; Am. Ord. 194, § 1101, passed 2-24-1997) Penalty, see § 151.999

**§ 151.122 PERMITTED USES.**

(A) The manufacturing, compounding, processing, packaging, or treatment of the products as candy, cosmetics, drugs, perfumes, pharmaceuticals, and food products, except the rendering or refining of fats and/or oils;

(B) The manufacturing, compounding, assembly, or treatment of articles from previously prepared materials, including, but not by way of limitation of, cellophane, canvas, clay, cloth, cork, feathers, felt, fibers, fur, glass, hair, leather, paint, paper, plastics, precious or semi-precious metals and/or stones, shell, rubber, tin, iron, steel, tobacco, wood, and/or yam;

(C) Petroleum storage facilities, provided that the facility shall not exceed the capacity of 2,500 gallons in any one tank and the facility shall not be within 500 feet from any residentially zoned property. Any petroleum storage tank or facility shall be wholly underground and conform to the requirements of the Michigan Department of Environmental Quality and the State Fire Marshall's Office;

(D) Machine shops, and printing and book binding facilities;

(E) Warehousing and wholesale storage and distribution facilities;

(F) Other similar limited industrial enterprises, provided, however, that the similarity of use shall be determined upon proper application by the City of Hartford Planning Commission;

(G) Any use customarily incidental to the permitted principal use;

(H) The foregoing specific and general descriptions shall not be construed to permit the establishment of junkyards, automobile graveyards, automobile dismantling operations or facilities, and like operations;

(I) Parks, playgrounds, walking paths, and trails; and

(J) Signs in accordance with § 151.235.

(Ord. 134, passed - - ; Am. Ord. 194, § 1102, passed 2-24-1997) Penalty, see § 151.999

**§ 151.123 AREA, HEIGHT, AND BULK REQUIREMENTS.**

Sections 151.180 *et seq.* shall govern the area, height, and bulk requirements.  
(Ord. 134, passed - - ; Am. Ord. 194, § 1103, passed 2-24-1997) Penalty, see § 151.999

**§ 151.124 SUPPLEMENTAL REQUIREMENTS.**

(A) The permitted uses in the LI Light Industrial District shall be conducted within a completely enclosed building and/or within an area enclosed on all sides by a fence or wall which shall be at least 6 feet in height and of a design and construction so as to be a total site barrier to that height.

(B) Further, no goods, materials, or objects shall be stacked or stored higher than the fence or wall and all business shall be conducted in a manner so that no noise, smoke, dust, vibration, or like nuisance shall exist to a degree that it would affect an adjoining property adversely.

(1) Automobile service stations for sale of gas, oil, accessories, and repair service, except that:

(a) Ingress and egress shall be no less than 25 feet from the nearest street intersection and from adjacent residential rights-of-way;

(b) Curb cuts for ingress and egress shall not be permitted at the location as would tend to create traffic hazards in the street immediately adjoining the facility;

(c) The minimum lot area shall be 10,000 square feet and so arranged to provide adequate off-street space for vehicles waiting for service;

(d) Major automobile repair, engine and body repair, steam cleaning, and undercoating shall be conducted solely within a completely enclosed facility;

(e) Any storage of wrecked and/or damaged vehicles and/or salvage parts on the site shall be prohibited, unless screened from public view by appropriate barriers;

(f) No automobiles or vehicles shall be stored for a period in excess of 30 days; and

(g) Rest room doors shall be shielded from adjacent streets and any residential districts.

(2) Accessory use and buildings customarily associated with the foregoing uses; and

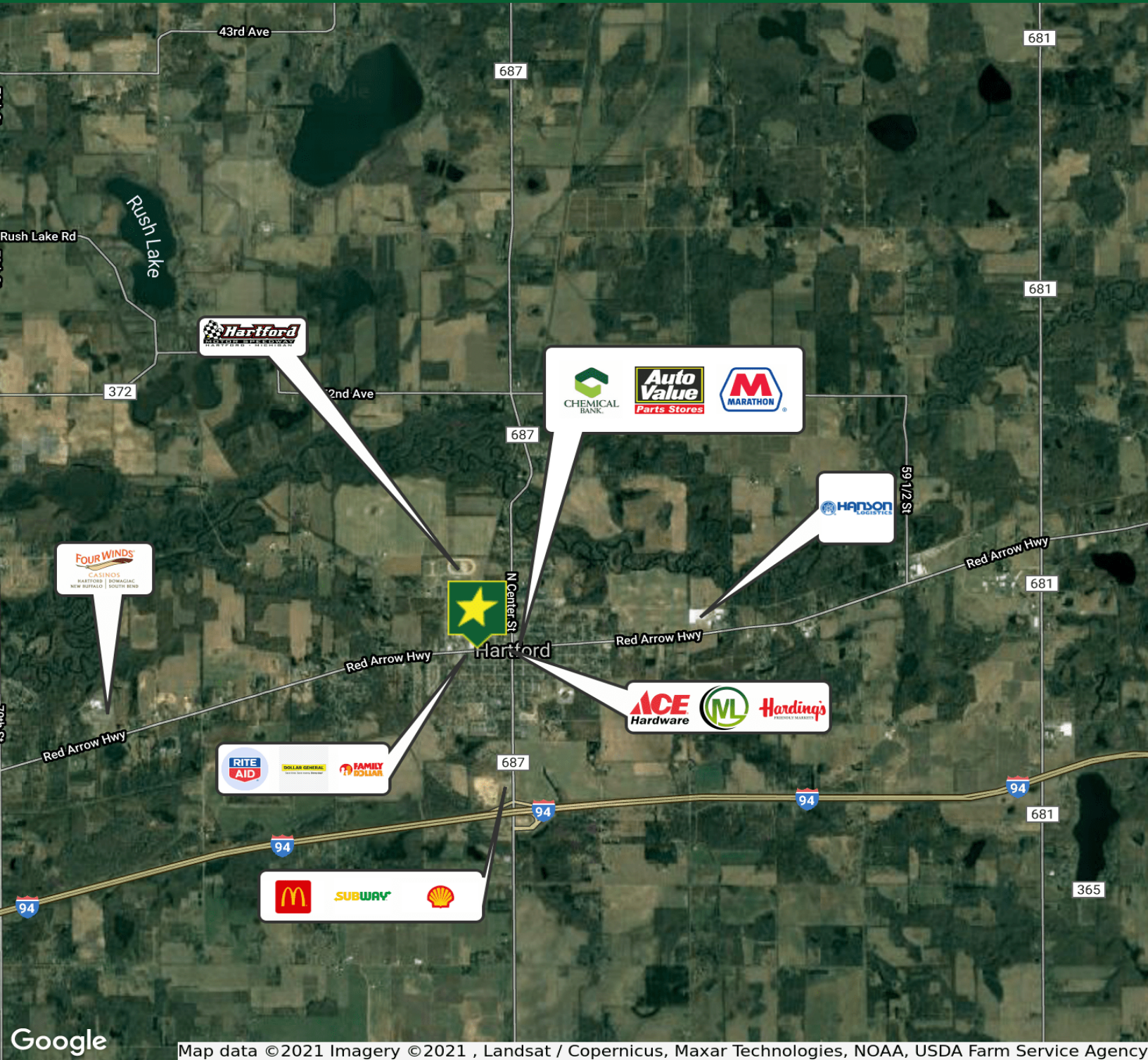
(3) Signs in accordance with § 151.235.

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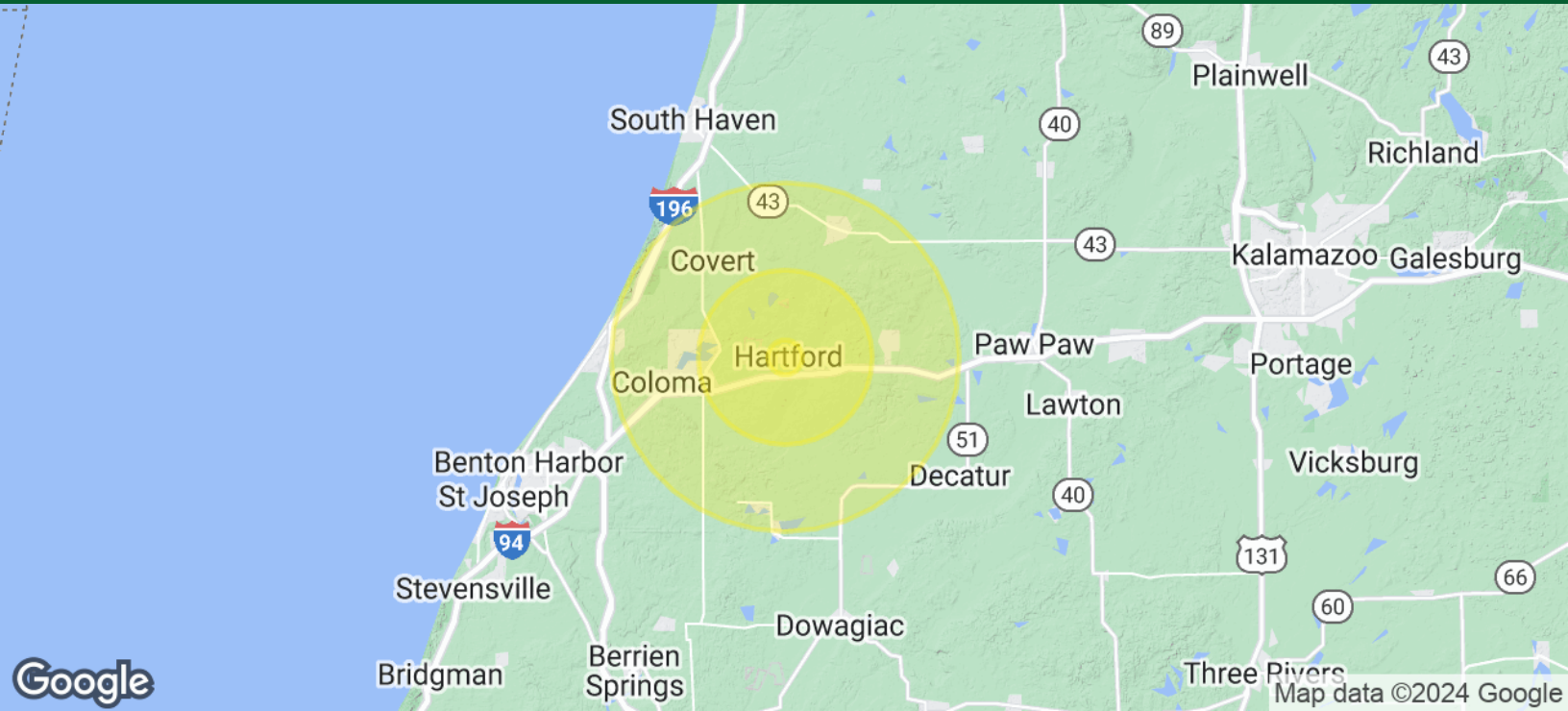
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	823	11,922	37,484
Average age	31.2	35.0	37.8
Average age (Male)	30.8	35.0	37.8
Average age (Female)	31.9	34.9	38.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	291	4,401	13,928
# of persons per HH	2.8	2.7	2.7
Average HH income	\$39,679	\$44,003	\$48,644
Average house value	\$92,006	\$110,830	\$130,757

\* Demographic data derived from 2020 ACS - US Census

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Call/text 248.221.0591

Email: [hibahakimrealestate@gmail.com](mailto:hibahakimrealestate@gmail.com)

**Sky Property Group**



**Jack VanGessel**

Call/Text 616.295.8591

Email: [Jack@northstarcommercial.net](mailto:Jack@northstarcommercial.net)

**Northstar Commercial**