



Brokerage  
Retail Site Selection  
Investment  
Development  
Project and Construction  
Consulting

For Sale • DIRT  
**126 S. 68th Avenue**  
Coopersville, MI 49404

## HIGH-VISIBILITY DEVELOPMENT SITE



Outstanding 2.1 acre development site located directly off the Coopersville exit on I-96. The site has access from both 68th Avenue and O'Malley Drive which makes it a perfect location for a sit-down restaurant, retail shop, bank, or multi-tenant building.

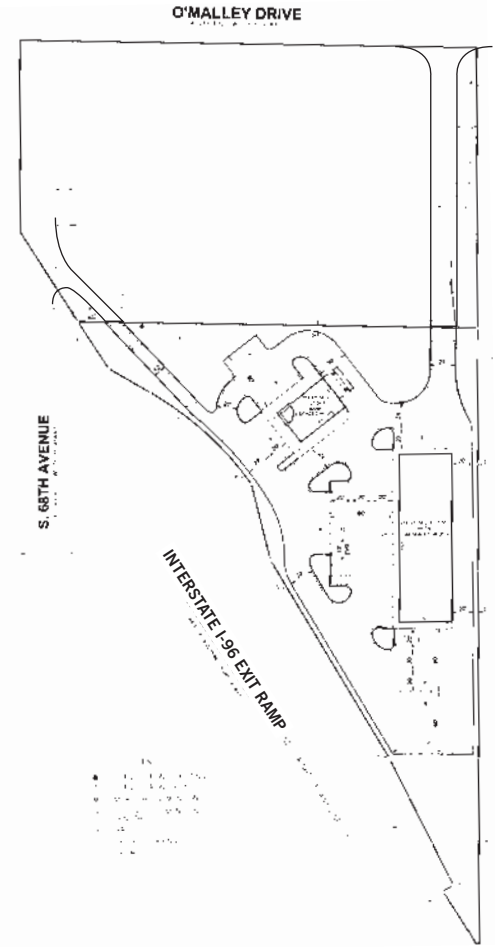
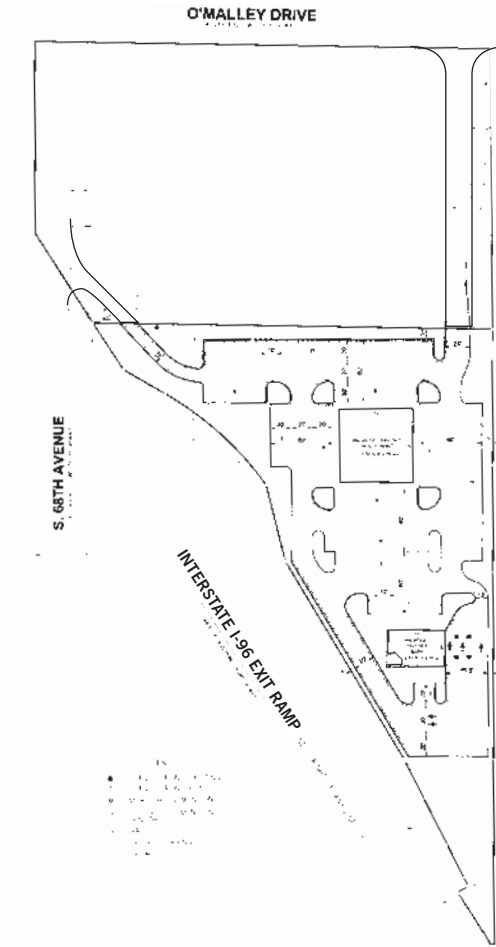
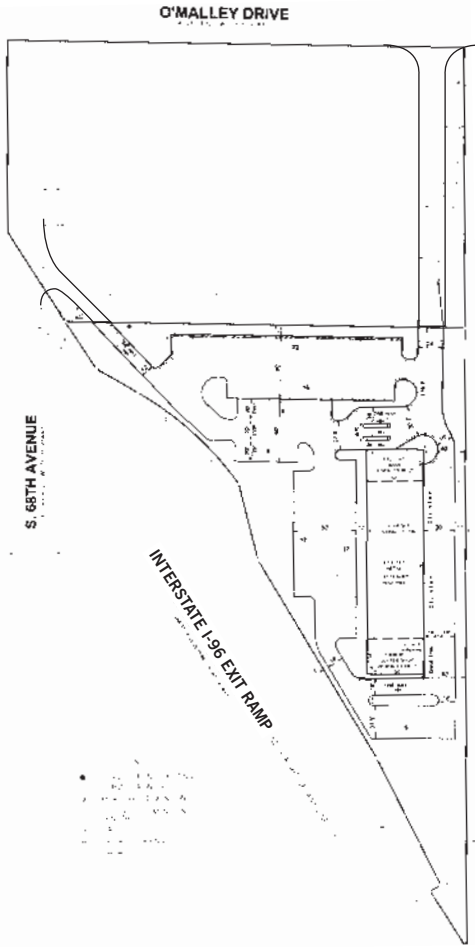
### SITE AMENITIES:

- Directly on I-96 Interchange
- Excellent development opportunity
- First curb cut off I-96 (access from both 68th Ave. and O'Malley Dr.)
- Pylon signage available
- Utilities to site
- Close proximity to restaurants, hotels, and other retail
- Possession at close
- Halfway between Grand Rapids and Muskegon (only 20 minutes either way)
- **SALE PRICE: \$650,000**

**SALE TERMS • 126 68TH AVENUE**

<b>SALE PRICE</b>	<b>ACREAGE</b>	<b>SALE PRICE/ACRE</b>	<b>TOTAL LAND SF</b>	<b>ZONING</b>
\$650,000	2.1	\$309,524	91,476	COMMERCIAL

**Potential Site Plans**



**PLANE CONCEPT A**

**BANK / RETAIL / COFFEE SHOP**

**BANK: 1,620 SF**

**RETAIL: 8,100 SF**

**COFFEE SHOP: 1,836 SF**

**TOTAL: 11,556 SF**

Parking Spaces: 73

**PLANE CONCEPT B**

**RESTAURANT / BANK**

**RESTAURANT: 4,900 SF**

Restaurant Parking Spaces: 115

**BANK: 1,723 SF**

Bank Parking Spaces: 9

**PLANE CONCEPT C**

**RETAIL / BANK**

**RETAIL: 8,000 SF**

Restaurant Parking Spaces: 44

**BANK: 1,723 SF**

Bank Parking Spaces: 9

**HAVE OTHER IDEAS OR USES IN MIND? CALL US TODAY!**

**CONTACT:**

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