



**OFFICE/RETAIL/
INDUSTRIAL/INVESTMENT**

**FOR
SALE**

ASKING PRICE:

\$606,000

\$40.40 PSF, 11%

5318, 5322, & 5330 S. DIVISION AVENUE | GRAND RAPIDS | MI | 49548

Fully leased property with 3 separate suites and tenants of 5,000 SF each.

Income of \$66,000 +/- a year. Tenant mix includes: a gift shop, tire sales and service, and a group that specializes in furniture repair and restoration.

Newer construction directly across the street with Bigby Coffee and T-Mobile. located less than 1/2 mile from Home Depot & newly constructed (2014) Wal-Mart on 54th Street. On the Silver bus line.

Recent improvements have been made to the property.

Rent Roll available upon request.
11% CAP RATE



5318 S. DIVISION



5322 S. DIVISION



5330 S. DIVISION



BERKSHIRE HATHAWAY
Michigan Real Estate
COMMERCIAL

For more information, please contact:
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DIRECTIONS TO PROPERTY

US-131 to 54th Street, N on Division.

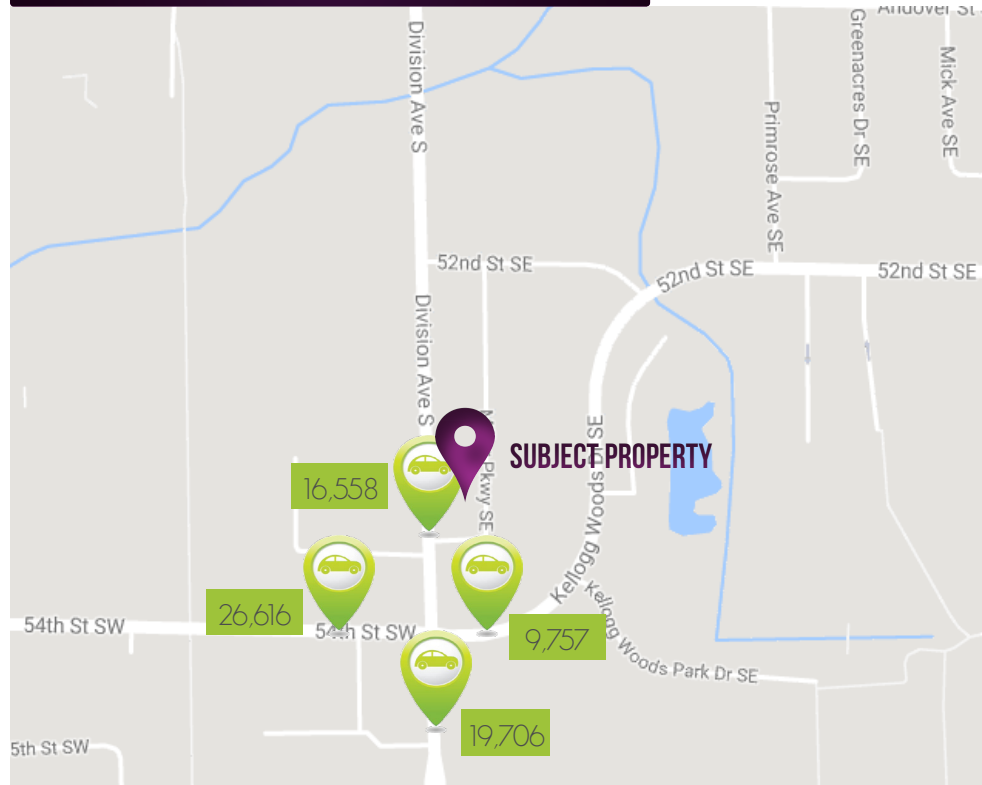
Property located between 44th & 54th on Division Avenue. Just north & east of US 131 & 54th Street exit.

AREA DESCRIPTION

Less than 1/2 mile from Home Depot and newly constructed Wal-Mart on 54th Street.

This are of South Division is being revitalized with new construction (2014) and tenants around the site.

TRAFFIC COUNTS



PROPERTY FEATURES

- 15,000 Total SF
- Excellent Property Visibility
- 1.02 Acres
- Pylon Signage
- Brick Construction
- Private Surface Parking
- Zoned C-5 (Mixed Use/Neighborhood Business)
- Transportation: Silver Line, Bus, Taxi
- City of Kentwood
- Parcel ID No.: 41-18-31-101-040,039,043

TAXES (2017)

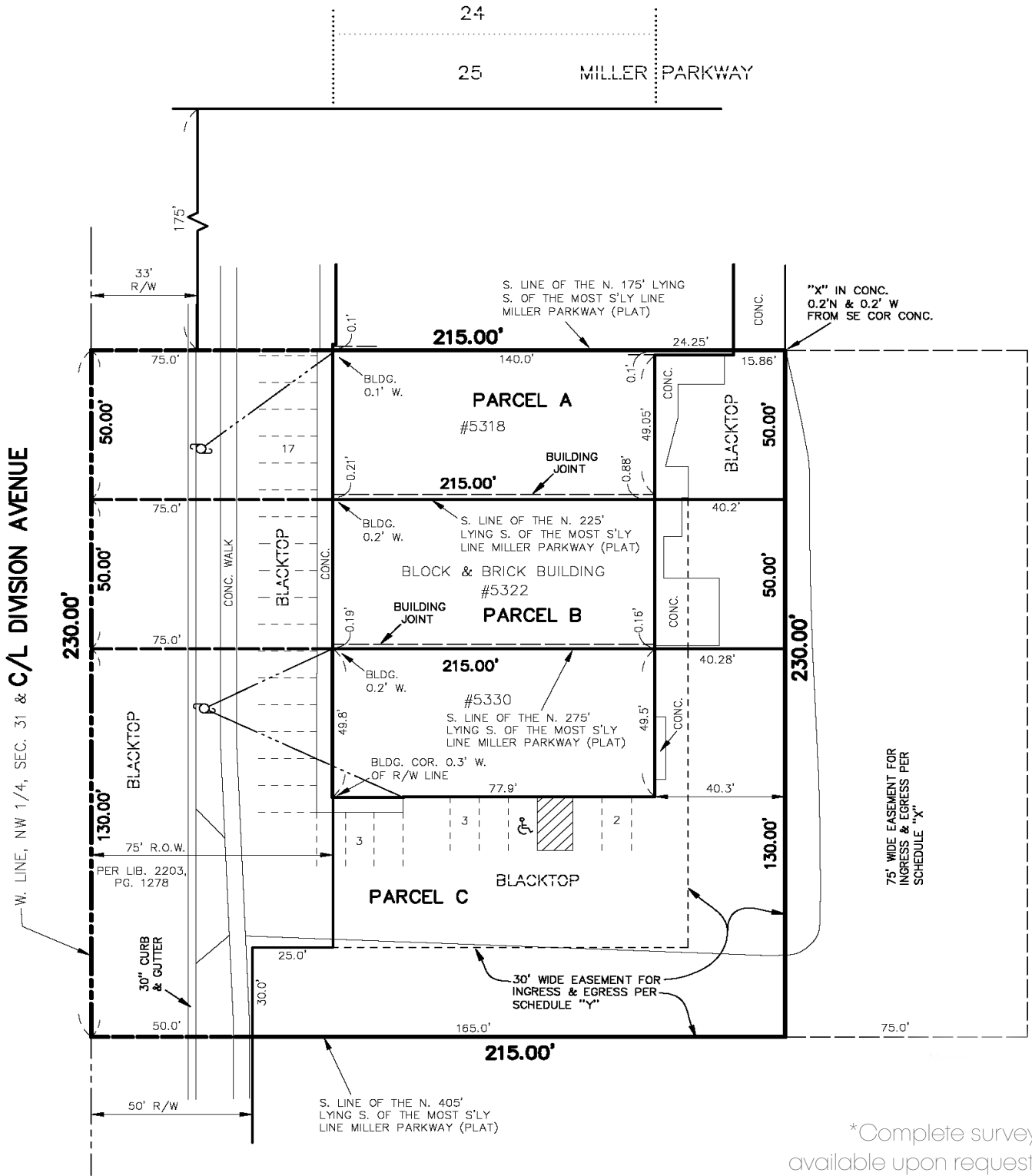
\$10,797

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	3,020	40,855	88,479
Households	1,272	16,165	33,241
Median Household Income	\$35,989	\$37,734	\$40,464
Total Businesses	465	2,563	4,166
Total Specified Consumer Spending	\$21,428	\$355,236	\$781,105



SURVEY



*Complete survey available upon request.

ADDITIONAL PHOTOS - 5138 & 5330



SURROUNDING BUSINESSES



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