



Brokerage
Retail Site Selection
Investment
Development
Project and Construction
Consulting

Available FOR SALE
2856 Port Sheldon St.
Hudsonville, MI 49426

FREESTANDING OFFICE OR RETAIL

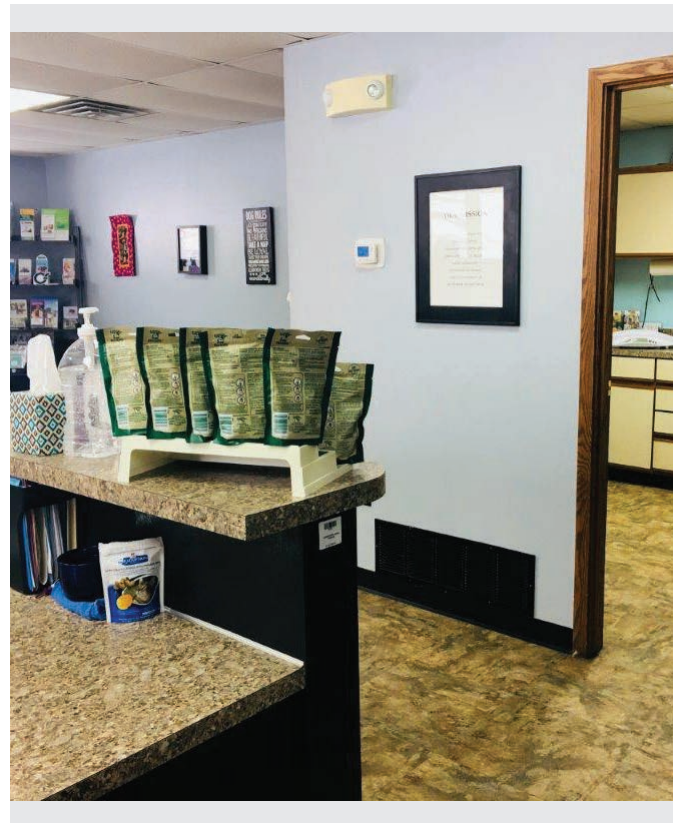


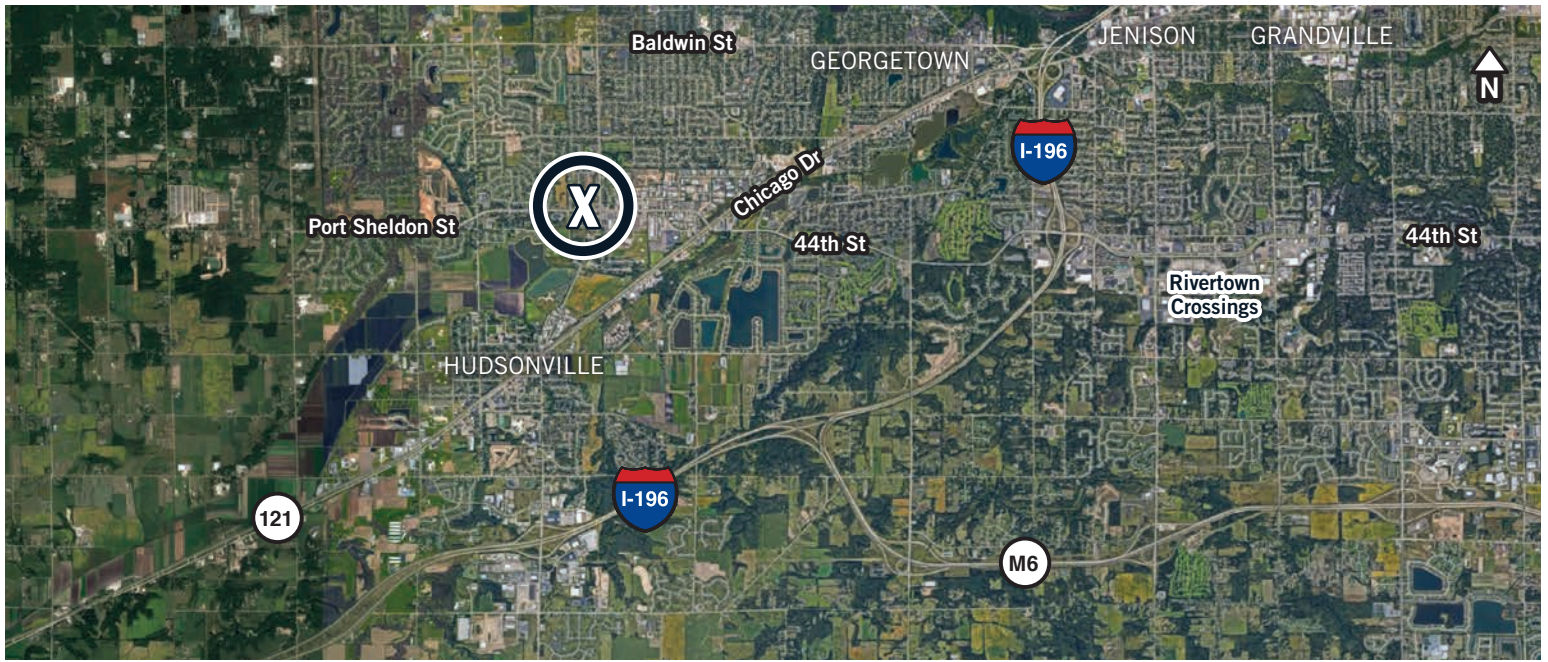
• 2,164 SF • \$275,000 •

Hard-to-find freestanding building for sale on Port Sheldon commercial strip in Georgetown Township. Current owner plans to build a larger vet clinic across the street and will vacate the premises by January 31, 2019. Several rooms include reception area, two exam rooms, small office, large open area, and rear storage area. Many updates have been made by the owner-operator in recent years, including the following:

1. Parking lot was added in rear of building in 2016.
2. Furnace new in 2017.
3. Water heater new in 2015.
4. Soffits new in 2016.
5. Flooring new in 2009.

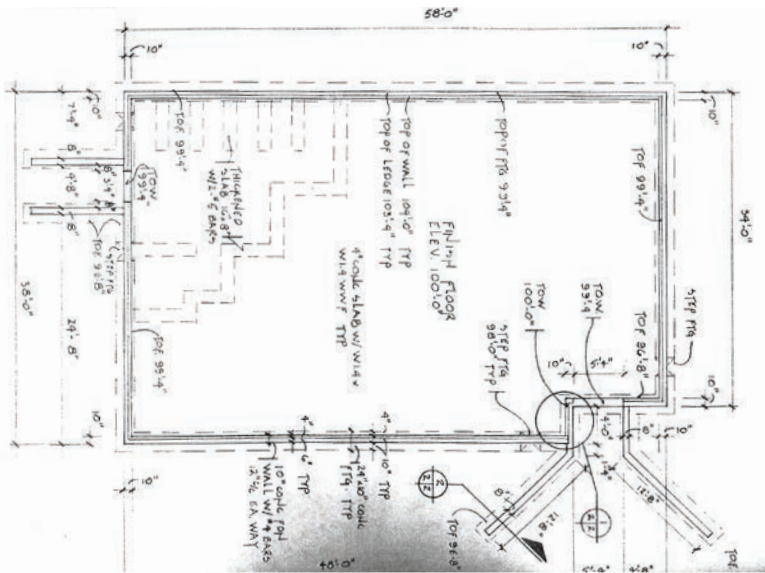
Owners of this property have been two veterinarian clinics. Surveys and environmental reports available upon request. 0.75 acres with block construction. The building has been well-maintained by long-term owner-operator. Rectangular lot 140x233 feet. Outfitted for veterinarian use but offers options for users from general office to boutique retail to daycare facility to insurance and tax companies seeking visibility and easy access for customers and employees.





FLOOR PLAN

INTERIOR SPACE



MEET YOUR NEIGHBORS:

- MARCO'S PIZZA
- FAMILY FARE SUPERMARKET
- SUBWAY
- SPRINKLES
- DONUT SHOP
- RITE AID
- BANK
- FIFTH THIRD
- 
VENTURES
- WENDY'S
- GREAT LAKES CHINESE
- INTERIORS
- ADVANCE
- GR AUTO AUCTION
- REPUBLIC SERVICES
- SIGNATURES COFFEE & ESPRESSO
- PORT SHELDON SPORTS COMPLEX



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