



Brokerage
 Retail Site Selection
 Investment
 Development
 Project and Construction
 Consulting

For Sale • INVESTMENT OFFICE
17615 Moore Road
 Grant, MI 49327

INVESTMENT PROPERTY ON M-37, GRANT

FULLY OCCUPIED NNN LEASED BUILDING



- 7,200 SF • \$850,000 •
- HARD CORNER VISIBILITY • NNN LEASE TO PT CLINIC IN PLACE •
- WELL-MAINTAINED W/NEW ROOF • AMPLE PARKING ON 10 ACRES •

MODERN STYLE & HIGHWAY VISIBILITY

Built in 1997, this brick and vinyl-sided two-story walkout is fully leased for the next five years to longtime owner-occupant Northern Physical Therapy.

The tenant serves the greater Newaygo County area for physical therapy services in this expansive 7,200 SF two-level building, which offers ample parking in both the building's front and rear. The building includes several entrances.





HIGHLIGHTS



- TRIPLE NET LEASE IN PLACE THROUGH MARCH 2023
- M-37 VISIBILITY & SEVERAL ACCESS POINTS INTO BUILDING
- 7,200 SF ON TWO LEVELS
- WALKOUT LOWER LEVEL WITH INGROUND POOL
- NATURAL LIGHT, VAULTED CEILING, OPEN FLOOR PLAN
- BUILT IN 1997; EXTERIOR BRICK & VINYL; ROOF REPLACED IN 2010
- 66 PARKING SPACES LOCATED IN BOTH FRONT AND REAR
- EXTREMELY WELL-MAINTAINED



AREA STATISTICS

- 3 MILE POPULATION: 5,120
- MEDIAN AGE: 35
- HOUSEHOLDS: 1,760

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