

FOR SALE OR LEASE

TWO FREESTANDING OFFICE BUILDINGS – RENOVATED 2025



115, 121, & 127 CLOVER ST | HOLLAND, MI 49423



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115, 121, & 127 CLOVER ST

PROPERTY HIGHLIGHTS

- Two Freestanding Office Buildings
- Ample Parking = 165+ Spaces
- Accessibility - In Holland Directly off Clover St and Just West of US HWY 31
- 2025 Renovations
- Zoned C-2 (Community Commercial) Zoning Allows for Many Uses Including Retail, Office & Other Uses
- Available Suites Ideal for Physical Therapy, Gyms, Government Office, Private Business, etc.
- **Seller/Broker Disclosure:** Co-listing broker **Myra Keuning** of Lakeshore Commercial Real Estate is the owner and seller of the property.

Total Building SF	53,804 SF
Parcel Size	8.34 Acres
Property Type	Office
Year Built/Renovated	1980/2025
Parking Ratio	3.05/1,000 SF
Elevators	Yes
Lawn Sprinkler System	Yes
Fire Defense System	Yes
Signage Available	Yes

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SALE PRICE
\$4,900,000.00

NET OPERATING INCOME
\$307,666.00

ANNUAL TAXES
\$64,000.00

Available Suites	Suite Size	Suite Type	Lease Rate	Lease Type
121-100	11,400 SF	Office	\$13.50/SF	Modified Gross
115-200	8,799 SF	Office	\$12.50/SF	Modified Gross
115-301	2,630 SF	Office	\$15.50/SF	Modified Gross





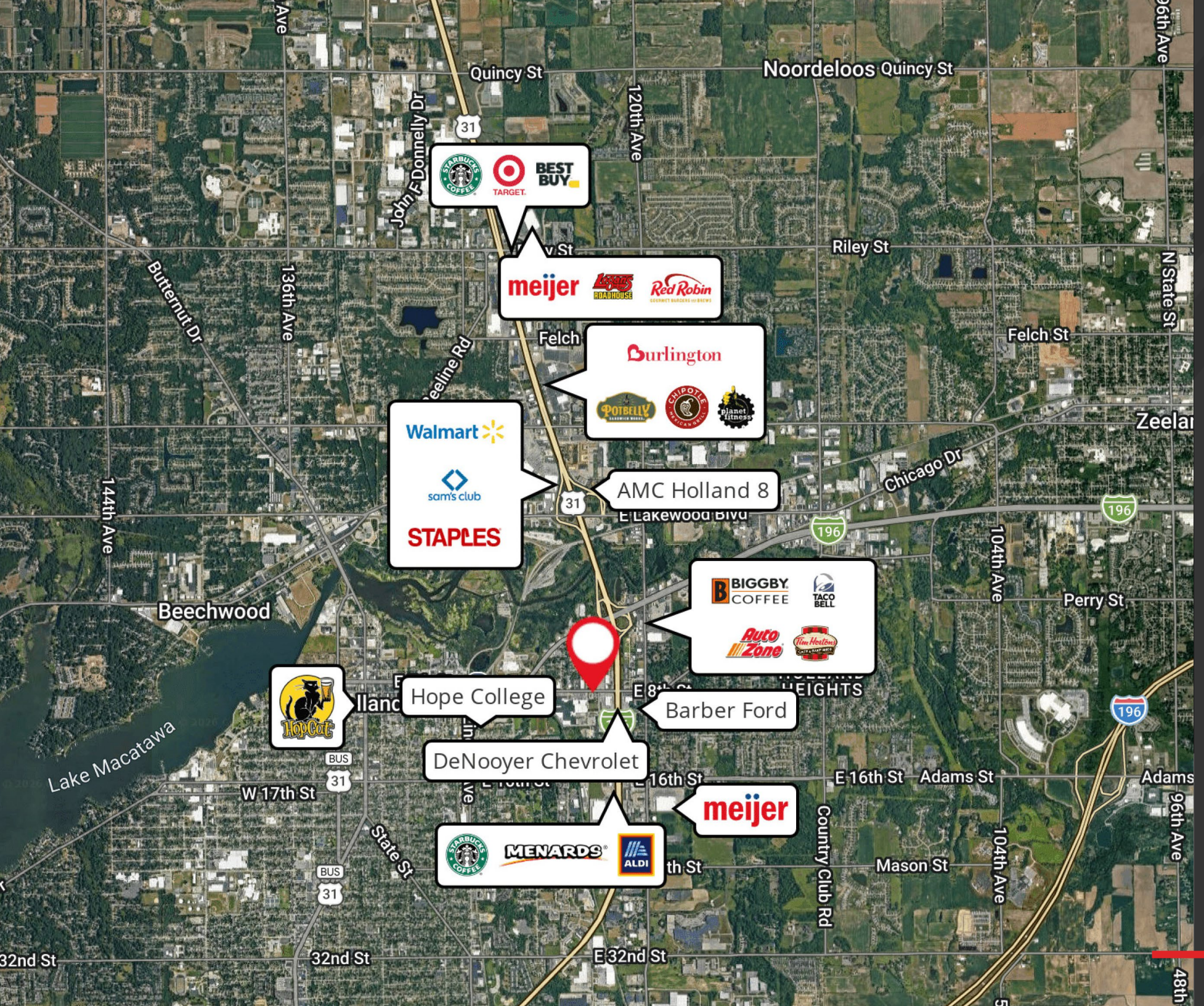








RETAILER MAP





HOLLAND, MI

Located along the eastern shore of Lake Michigan, the city of Holland is known for its strong Dutch heritage, vibrant downtown, and scenic waterfront. Founded in 1847 by Dutch settlers, Holland blends European charm with Midwestern hospitality, most notably showcased during the annual Tulip Time Festival. Each spring, millions of tulips bloom across the city, drawing visitors from around the country. Holland's historic downtown features brick-lined streets, locally owned shops, and a unique heated sidewalk system that keeps walkways clear year-round.

Beyond its cultural appeal, Holland offers a diverse economic base supported by advanced manufacturing, agriculture, tourism, and energy innovation. The city is home to several global companies and a growing renewable energy sector, while also providing access to higher education through institutions like Hope College. Outdoor recreation is a major draw, with nearby beaches, dunes, and boating opportunities along Lake Michigan and Lake Macatawa. With its mix of economic vitality, natural beauty, and cultural identity, Holland stands out as one of West Michigan's most desirable places to live, work, and visit.

DEMOGRAPHICS

ESTIMATED POPULATION (2024)	34,423
HOUSEHOLDS (2024)	13,008
MEDIAN HH INCOME (2025)	\$75,865
POPULATION PER SQUARE MILE (2025)	2,060

CREATING VALUE BEYOND REAL ESTATE



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