



Retail For Sale

Property Name:
Location: 128 W. Grand River Avenue
City, State: Ionia, MI
Cross Streets: Between State & Harwood
County: Ionia
Zoning: Commercial
Year Built: 1950 (Retrofit: 1993)

Total Building Sq. Ft.:	4,364	Property Type:	Restaurant
Available Sq. Ft.:	4,364	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	4,634	Total Acreage:	2.93
Max Cont. Sq. Ft.:	4,634	Land Dimensions:	Regular
Ceiling Height:	10'	Parking:	Ample, On-Site
Overhead Door(s) / Height:	0	Curb Cuts:	N/A
Exterior Construction:	Aluminum/Brick/Stone	Power:	N/A
Structural System:	Pole/Wood	Restrooms:	N/A
Heating:	Elec/Baseboard	Sprinklers:	No
Air-Conditioning:	Central	Signage:	N/A
Basement:	No	Roof:	Comp Shingle
Number of Stories:	1	Floors:	Wood
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2015	Count: 11,700	M66 N of Grand River
1 Mile: 162	1 Mile: \$51,177	Yr: 2015	Count: 10,600	M66 N of I-96	
3 Miles: 935	3 Miles: \$50,900	Yr: 2015	Count: 38,800	I-96 W of M66	
5 Miles: 3,540	5 Miles: \$49,512	Yr: 2015	Count: 42,100	I-96 E of M66	

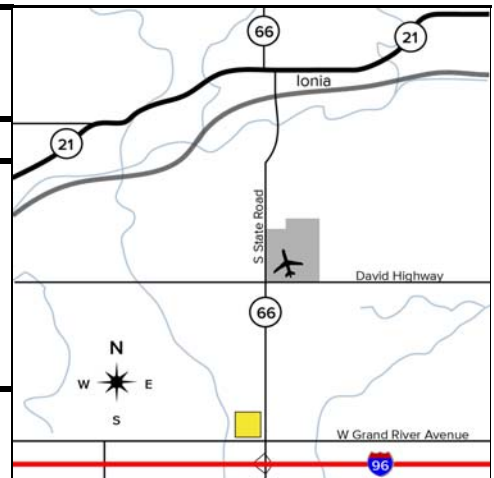
Current Tenant(s): N/A **Major Tenants:** N/A

Sale Price:	\$455,000 (\$104.26/sqft)	Improvement Allowance:	N/A
Sale Terms:	Cash/Conventional	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	05/22/17
Options:	N/A		
Taxes:	\$7,365 ('16)		
TD:	N/A		
Parcel #:	011-024-000-105-00		

Utilities	Electric: Yes
Sanitary Sewer: Public	Gas: Natural Gas
Storm Sewer: No	Water: City

Tenant Responsibilities: N/A

Comments: Free-standing restaurant, right on the hard corner of W. Grand River and M-66. Property just off exit 67 on I-96 Interchange. This purchase includes ALL FF&E, and a liquor license. The property has almost three acres for redevelopment. Site great for existing/expanding restaurant, or for a gas station development. Has utilities already on site. Property is less than 5 miles from downtown Ionia and site provides flexibility for an array of opportunities.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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