

**West Michigan Offices**

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# exclusive listings

## BUSINESS PROPERTIES

MAY 2012

**BUSINESS/INVESTMENT PROPERTIES**

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Address			Price		
Property Name	SqFt	Acres	Cap Rate	Comments	Associate(s)
<b>GRAND HAVEN</b>					
600 Miller Drive Grand Landing	N/A	19.61	\$9,250,000	Consists of 19.61 acres situated on the northwest corner of US-31 and Jackson street in Grand Haven Michigan. This property borders a tributary of the Grand River on the north boundary and goes to the railroad on the western border of the property. This property has been improved and received brownfield credits from the state of Michigan for re-development of a mixed use development that includes a Hotel, retail, and residential condo units. The site has been approved by Hyatt Place and Hilton Garden Inn. It is situated at the 5th busiest intersection in Michigan, with over 67,000 cars passing the property daily. Current tenants include Culver's, Jimmy Johns, Plantenga's Cleaners, Sweet temptations, Sam's Taco's Earth's Edge, and GL Nails.	John A. Mundell III
500-522 Miller Drive	8,577	0.00	\$700,000	Approximately 8,577square feet of finished retail space housing a tenant specializing in sports apparel, gear, and equipment for the active outdoors person. They have a lease in place that expires 09/30/17 paying approximately \$17 sq ft plus NNN.	John A. Mundell III
1223 S Harbor Avenue Confidential	6,736	0.34	\$2,750,000	Highly respected and successful restaurant/banquet/bar facility available for sale. Premier location directly on Grand Haven beach of Lake Michigan. Sugar sand beachfront, expansive window viewing while dining in theoutside deck area. Owner seeking retirement. Will assist in transition. Expansion possible.	Thomas R. Eurich
529-530 Miller Drive The Village	16,322	2.91	\$1,632,220	Pre-approved condo sites on approximately 2.91 acres situated in the middle of the complex along Miller Dr on west side of complex.	John A. Mundell III

Address Property Name	SqFt	Acres	Price Cap Rate	Comments	Associate(s)
<b>GRAND RAPIDS</b>					
925 4 Mile Road The Muze	7,500	1.58	\$825,000	Very attractive restaurant, perfect for Mexican restaurant or sports bar. Owner very motivated.	David Zeemering
<b>HICKORY CORNERS</b>					
15450 S M-43 Hwy	2,250	0.23	\$215,000	Fantastic opportunity to own a Gull Lake landmark business. Includes real estate and licenses for liquor and to-go beer and wine. Destination food/bar for Gull Lake visitors/neighbors. Owner says bring ANY offer. Substantial savings for business/real estate and house. See broker for details.	Caroline Fox Pavone
<b>HOLLAND</b>					
909 Lincoln Avenue The Salad Bowl	2,344	0.00	\$365,000	Established family-style restaurant. Great reputation. Excellent opportunity for family or experienced restaurant owner. Seller financing available.	Thomas J. Elhart
11335 James Street ISD Building	17,115	3.44	\$1,650,000	Outstanding investment or user opportunity. Net lease with credit tenant and three years remaining or tenant can downsize to accommodate. May be subdivided, tenant may extend portion of lease. This investment opportunity is currently offered at a 10 cap.	John A. Mundell III Jeffrey A. Tucker
713 Lincoln Avenue	1,153	0.16	\$54,900	Home has rental approval from Holland City. Property is zoned C-2 Commercial.	Thomas J. Elhart
<b>HUDSONVILLE</b>					
3097 24th Avenue Jamestown Quik Stop	1,500	0.50	\$299,900	Well kept store, local family owned for many years. Health concerns attributing to sale. Wide market area with no competition. Newer coolers. Excellent business opportunity. Includes Class-C liquor license.	David Zeemering

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Property Name	SqFt	Acres	Cap Rate	Comments	Associate(s)
<b>KALAMAZOO</b>					
803 W. Mosel Avenue	5,184	0.00	\$495,000	Sports Forum is a very well established bar and restaurant business. Food is excellent and bar caters to the sports enthusiast. Outdoor volleyball court, smoking deck overlooks small pond, plenty of parking, four fireplaces, fieldstone entry way with cascading waterfall. Many separate areas for private parties. Pool tables, dart leagues, basketball and softball fields nearby. Owner is retiring due to health issues.	Jeff Chrystal
<b>MUSKEGON</b>					
3690 Airline Road Masar's Airline Restaurant	1,818	1.15	\$189,000	Well-established local restaurant with great visibility. Seats 98 and could have outside food service, also includes a drive-thru window. Land contract possible. Sale includes all FF&E and real estate.	Jim Olsen
<b>SCOTTVILLE</b>					
203 S. Main Street	4,000	0.00	\$325,000	Local auto body shop for sale. Established business is a great opportunity for expansion of a current business or for a new entrepreneur.	Bryan D. Bench
<b>SOUTH HAVEN</b>					
16864 64th Street	11,100	13.20	\$199,000	Seventy eight storage units in four newer buildings for sale. Existing profitable business. House may be available also. Customers are from the local area and Chicago summer-time vacationers. Yearly gross approximately \$55,000.00, 97% occupied.	Ted Vliek Marc R. Tourangeau