

SALE



OFFICE

1428 44TH ST SW



1428 44TH ST SW, WYOMING, MI 49509

PROPERTY OVERVIEW

Investment Office opportunity, this building includes 11,200 square feet of space at a sale price of \$1,060,000. Featuring a renovated top floor, tenant income, free onsite parking and a 2 stall garage, this property offers flexibility for various business needs. Within a beautiful setting, this space is great for businesses seeking convenience, functionality, and flexibilities.

PROPERTY HIGHLIGHTS

- 11,200 Sf Office
- 80% Occupied (Garage and Suite C are vacant)
- Beautiful Setting
- Renovated Top Floor
- Elevator

SALE PRICE

\$1,060,000

Available SF:	11,200 SF
CAP Rate	7.2
Estimated NOI	\$76,830.17



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CASE OVERWEG
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BRADLEYCO.COM



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Sale Price

\$1,060,000

PROPERTY INFORMATION

Property Type	Office
Property Subtype	RO-1
Lot Size	0.97
APN #	41-17-26-101-087

LOCATION INFORMATION

Street Address	1428 44th St SW
City, State, Zip	Wyoming, MI 49509
County	Kent
Tax Authority	City of Wyoming
2025 Summer Taxes	\$22,265.78
2024 Winter Taxes	\$8,810.96

INVESTMENT HIGHLIGHT

Investment NOI:	\$76,830.17
Estimated CAP Rate	7.2

BUILDING INFORMATION

Building Size	11,200 SF
Price/Sf	\$94.64
Number of Floors	2
Year Built	1998
Number of Buildings	1

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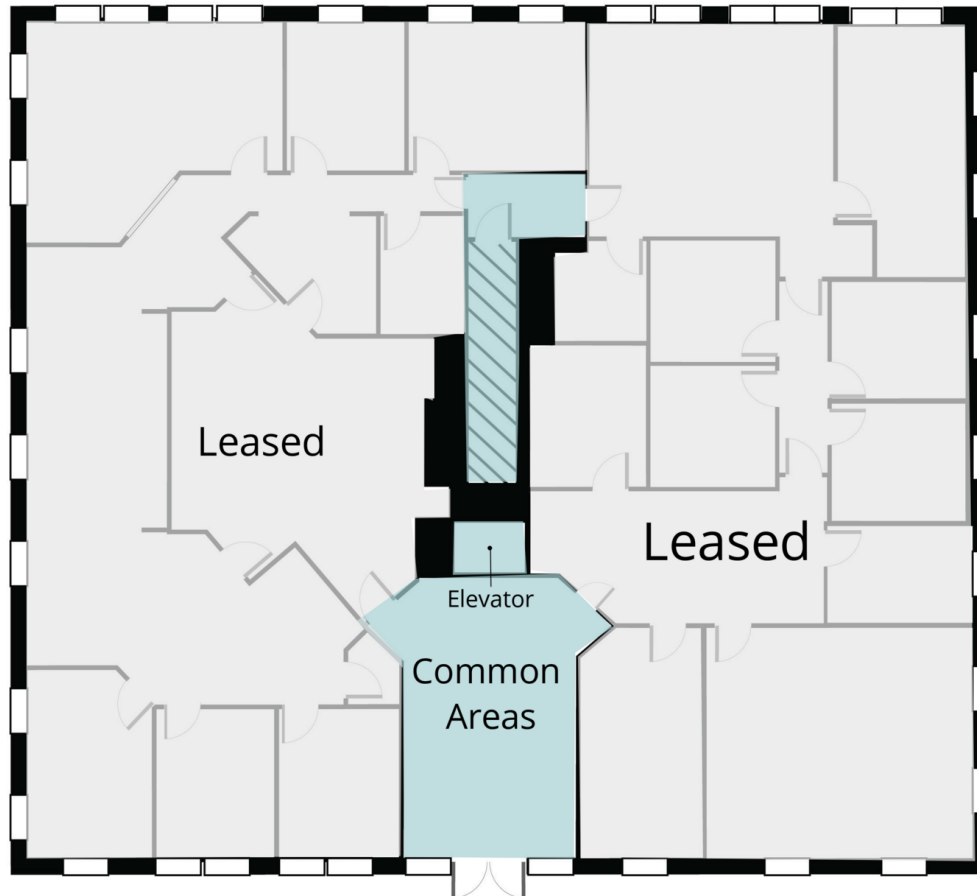
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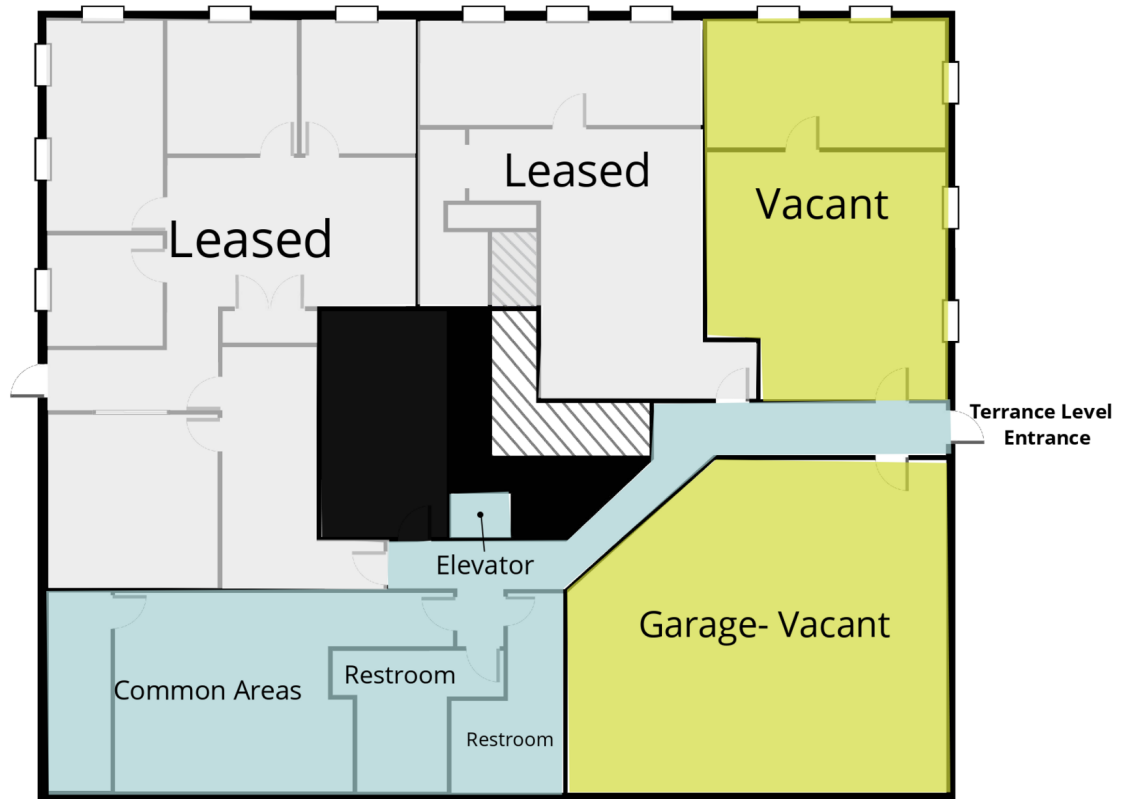
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RETAILER MAP

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