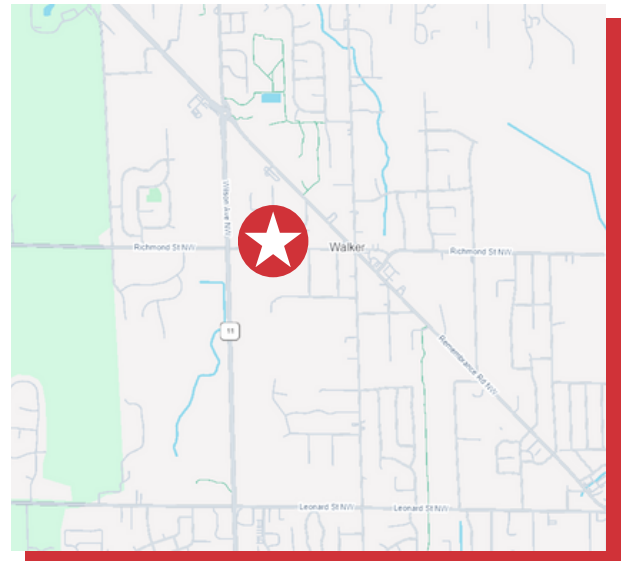




4201-4221 RICHMOND ST NW WALKER, MI 49534

- Good combination of private offices and open office area
- Quiet setting with ample parking
- 4,847 SF available for Lease



FOR MORE INFORMATION, CONTACT:

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KYLE KUNST

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PROPERTY OVERVIEW

FOR SALE OR LEASE OFFICE BUILDING

This exceptional office building is situated in a tranquil setting, just minutes from I-96 in Walker, offering both convenience and privacy. A new owner has the opportunity to occupy 4,847 square feet of recently upgraded office space. The remaining half of the building is leased through June 30, 2026, with options to extend the lease for an additional two years. Recent property improvements include a new roof (installed in 2020), three new rooftop HVAC units, an updated front stone facade, and enhanced landscaping. The property features a spacious lot with ample parking and two separate entrances, ensuring ease of access and functionality.

PROPERTY INFORMATION

Total Building Size:	8,197 SF
Year Built	1953
Acreage:	3.21 acres
Construction:	Block
Eave Height:	10' to 14'
Signage:	Monument, Building
Parking:	On Site; Surface Lot
Zoning:	SA
Municiple:	City of Walker
PPN:	41-13-07-451-059

UTILITY PROVIDERS

Electric:	Consumers Energy
Natural Gas:	DTE
Sanitary Sewer:	City Served
Storm Sewer:	City Served
Water:	City Served

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



 **4201-4221 RICHMOND ST NW**
WALKER, MI 49534

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SALE OVERVIEW

FOR SALE OR LEASE OFFICE BUILDING

SALE INFORMATION

Sale Price:	\$850,000
Per SF:	\$103.70
SEV (2025):	\$374,900
Taxable Value (2025):	\$240,113
Summer Taxes (2024):	\$10,019.70
Winter Taxes (2024):	\$717.56
Total Taxes (2024):	\$10,737.26
Terms:	Cash, New Mortgage
Possession:	At close of the Sale

LEGAL DESCRIPTION

411307451059 PART OF SE 1/4 COM 989.89 FT 90D 00M 00S E ALONG S SEC LINE FROM S 1/4 COR TH N 2D 23M 18S W ALONG W LINE OF E 1/2 SE 1/4 SW 1/4 SE 1/4 399.97 FT TH N 89D 59M 24S E 330.18 FT TH S 2D 21M 21S E 400.01 FT TO S SEC LINE TH 90D 00M 00S W ALONG SD S LINE 330.06 FT TO BEG * SEC 7 T7N R12W 3.21 A. SPLIT/COMBINED ON 02/20/2014 FROM 41-13-07-451-051, 41-13-07-451-012;



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LEASE OVERVIEW

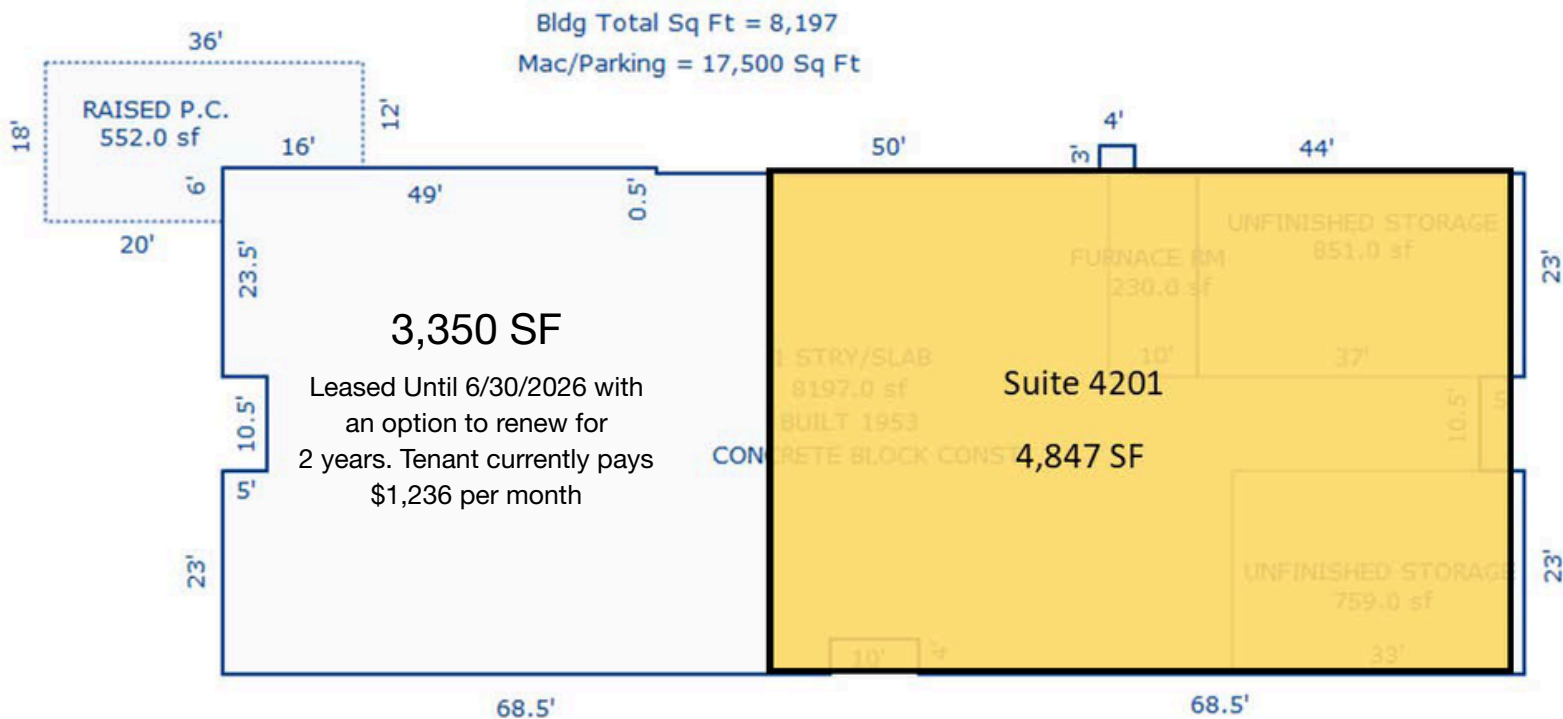
FOR SALE OR LEASE OFFICE BUILDING

LEASE INFORMATION

Lease Type:	NNN
Terms:	36-60 months
Tenant Provides:	Electric, Gas/Heat, Insurance, Refuse Removal, Phone/Internet, Water/Sewer, Snow/Lawn Care, Taxes, Janitorial, Property Management
Landlord Provides:	Assessments
Possession:	2/1/2025

AVAILABLE SPACE FOR LEASE

SUITE	AVAILABLE	RATE/SF/YR	CAM MONTHLY (\$2.04 PSF/Y	MONTHLY BASE RENT	TOTAL MONTHLY RENT
4201	4,847 SF	\$11.95	\$823.99	\$4,826.80	\$5,650.79



4201-4221 RICHMOND ST NW
WALKER, MI 49534

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PROPERTY PHOTOS

FOR SALE OR LEASE
OFFICE BUILDING

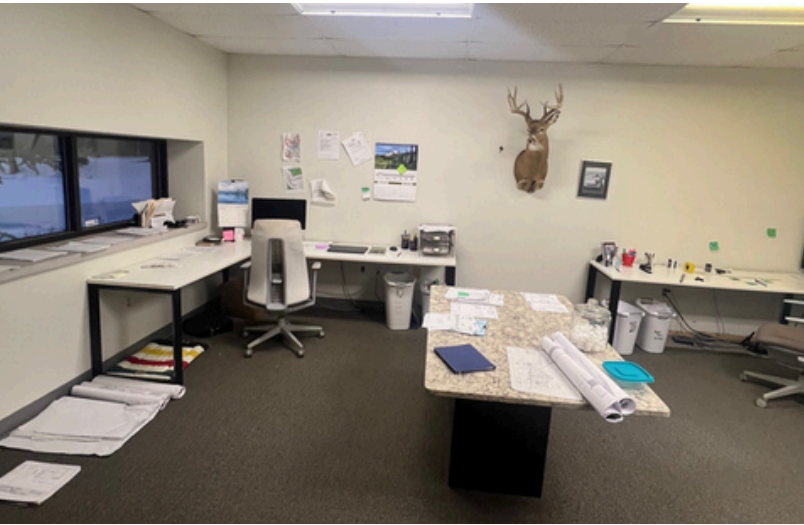


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PROPERTY PHOTOS

FOR SALE OR LEASE
OFFICE BUILDING

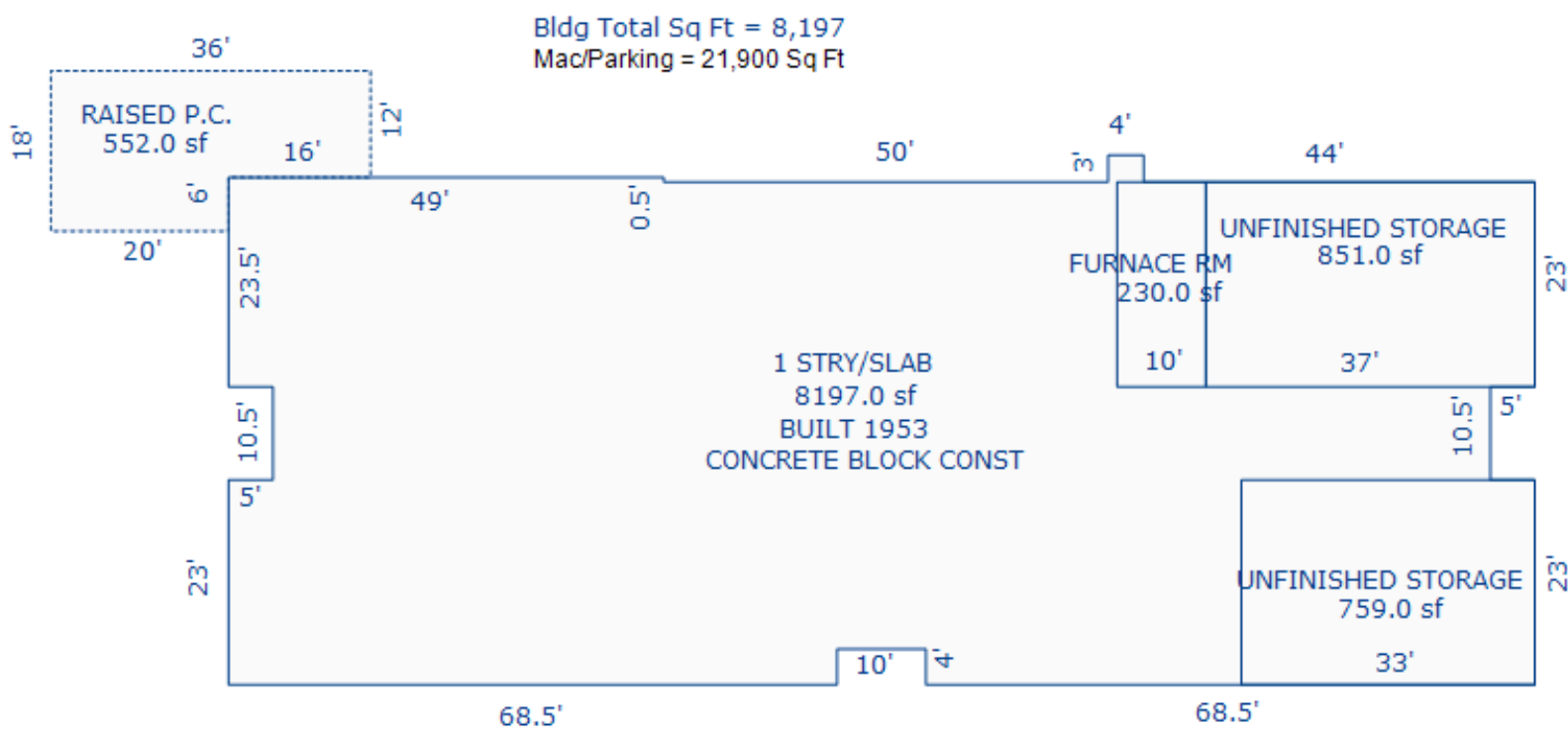


 **4201-4221 RICHMOND ST NW**
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BUILDING LAYOUT

FOR SALE OR LEASE
OFFICE BUILDING



 **4201-4221 RICHMOND ST NW**
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PLAT MAP

FOR SALE OR LEASE
OFFICE BUILDING

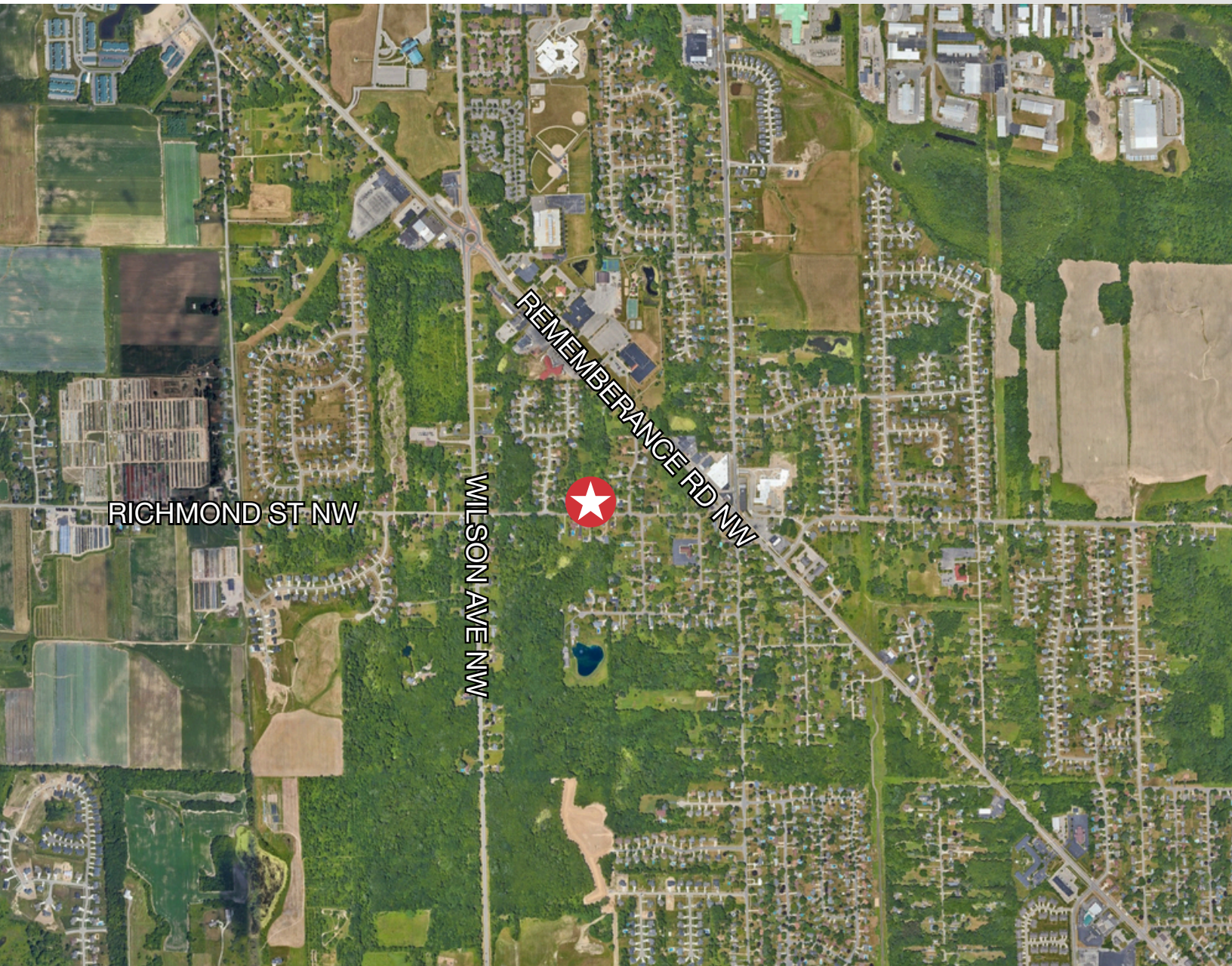


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AERIAL MAP

FOR SALE OR LEASE
OFFICE BUILDING



TRAFFIC COUNTS

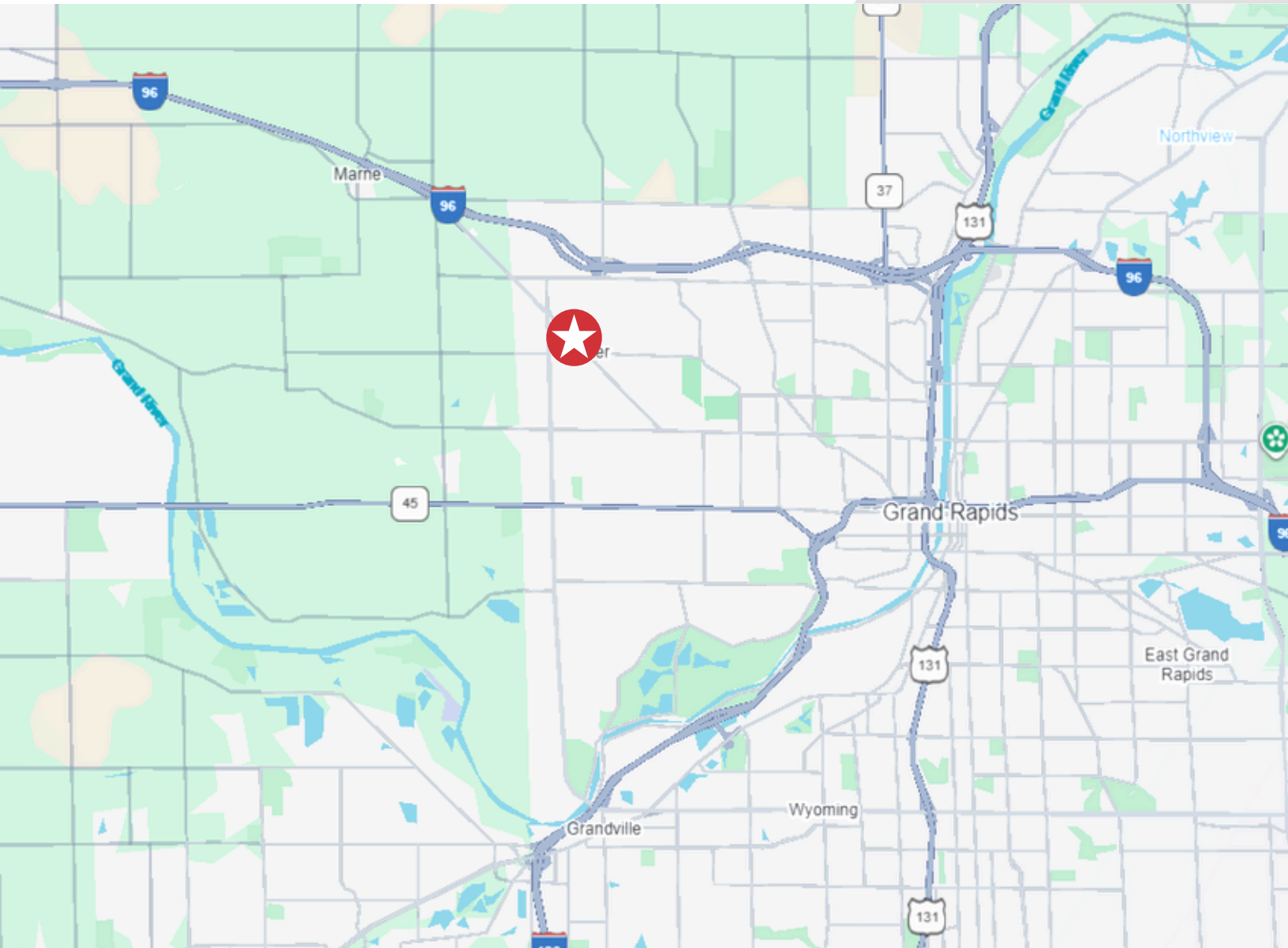
Rememberance Rd	7,617
Wilson Ave	16,164
Richmond St	2,246

 **4201-4221 RICHMOND ST NW**
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LOCATION MAP

FOR SALE OR LEASE
OFFICE BUILDING



PROXIMITY

I-96	2.5 miles
I 96 @ US-131	6.0 miles
I - 196	4.0 miles
Downtown Grand Rapids	6.0 miles
Gerald R. Ford International Airport	18.8 miles

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DEMOGRAPHICS

FOR SALE OR LEASE
OFFICE BUILDING

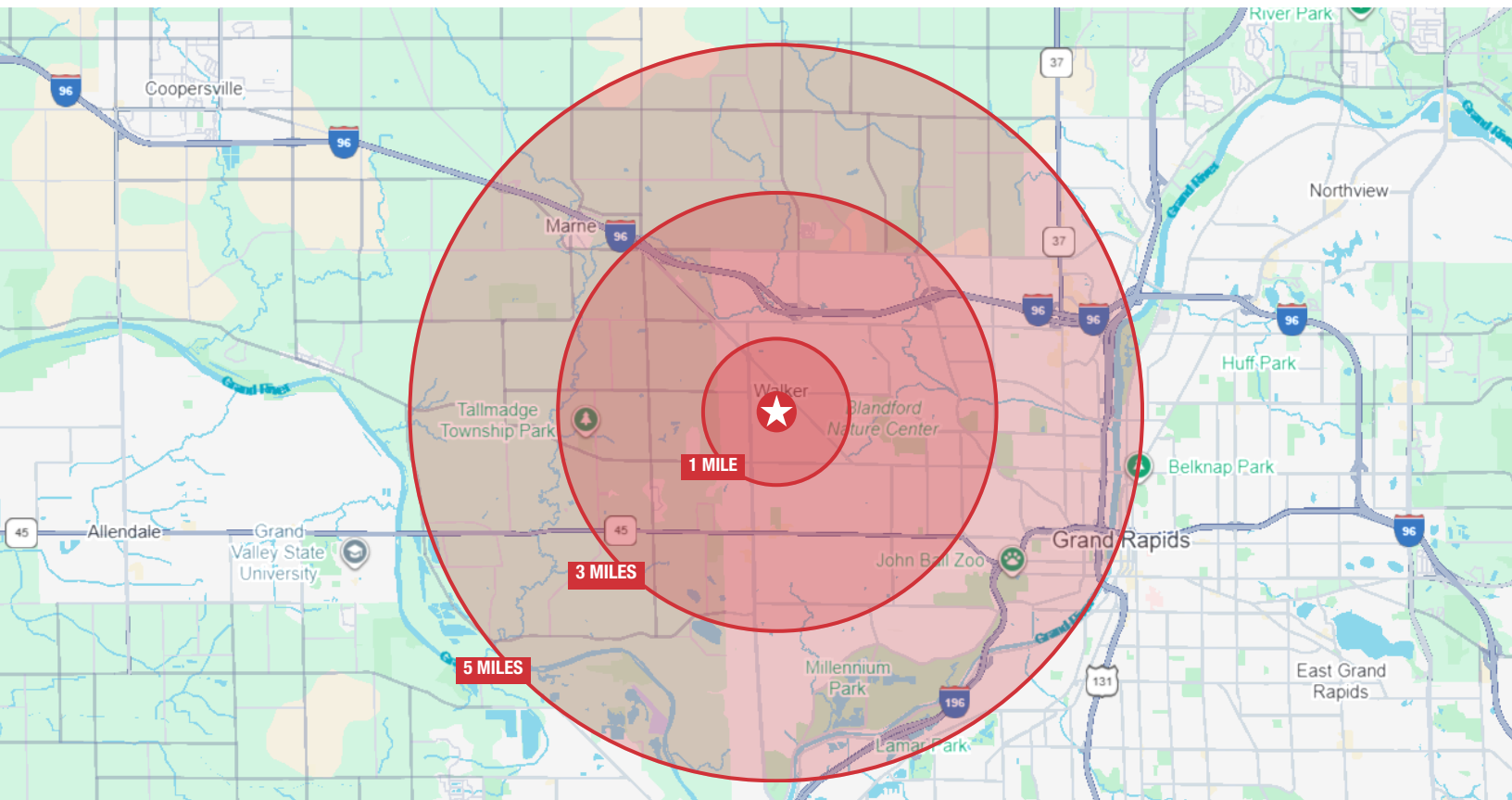
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,186	29,699	74,766
Average Age	40.8	38.1	35.5
HOUSEHOLDS			
Total Households	1,553	12,351	30,566
# of Persons per Household	2.68	2.39	2.43
HOUSEHOLD INCOME			
Average Household Income	\$102,285	\$92,102	\$83,925
Average House Valuation	\$313,347	\$308,134	\$274,743

74K

POPULATION
(5 MILES)

\$92K

AVERAGE HH INCOME
(3 MILES)



 **4201-4221 RICHMOND ST NW**
WALKER, MI 49534

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LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

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MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

**US CITIES WITH THE
BEST QUALITY OF
LIFE 2024**

Grand Rapids

W WalletHub

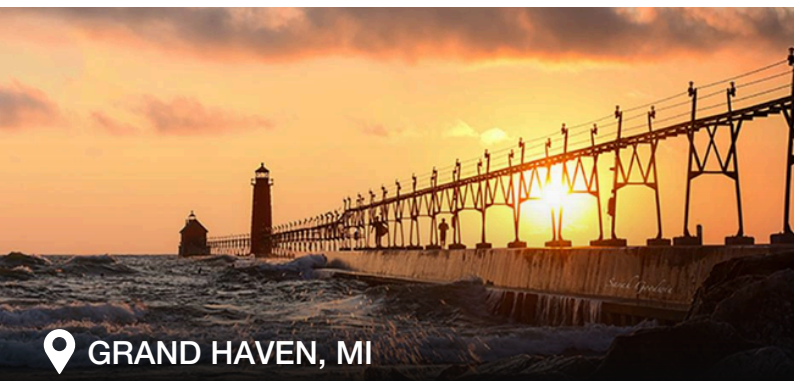
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon



**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



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