

COMMERICAL BUILDING FOR SALE

8171 Whitehall Road
Whitehall Township, MI 49461



Contact:
Chuck May,
Associate Broker



616.850.1039 direct
616.293.1484 cell
cmay@livcommunities.com



1600 Beacon Blvd. Suite 260
Grand Haven, MI 49417



liv communities

The building at 8171 Whitehall Road is a very visible, well-located, 6,000 square foot commercial building.

The site is 2.65 acres in size and sits on the main thoroughfare of Whitehall Road near downtown Whitehall and the US-31 interchange.

The property works well for a variety of uses allowed by right in the Business zoning district.

Address:	8171 Whitehall Road, Whitehall Township, MI 49461
Building Size:	6,000 SF per appraisal
Land Size:	2.64 acres (114,998 SF)
Parcel Number:	03-026-100-0017-00
Building Construction/Type:	Single-story, steel frame & Concrete block, Movie Theater- Not sprinkled
SEV (2026):	\$336,000
Property Taxes (2025):	\$4,074.47 – Summer \$11,618.14 – Winter \$15,692.61 - Total
Year built:	1996
Gross Building Area:	6,000 SF
Expandable:	Yes – see concept plan
Historic Use -Movie Theater:	Movie Screens/Total Seating: 3 screens 384 Seats
Building Height:	22'
Basement Area:	None
Frontage:	368.69' along Whitehall Road
Land to building ratio:	19.17 to 1
Shape/Topography:	Irregular / Slightly sloping to the South
Zoning District:	"B" Business
	Permitted uses include but are not limited to: motels/hotels, vehicle sales and service, eating and drinking establishments, personal, profession and business offices, general retail stores, personal service establishments. See attached Ordinance



Utilities:	Water – Well Sewer – Municipal Electric – Consumers Gas – DTE
Electric Power:	425 amps 208/120 Volt 3-Phase, 4-wire
Alarm System:	None
List Price:	\$665,000



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8171 Whitehall Rd.

Property Tax Description:

WHITEHALL TOWNSHIP
PART OF NE 1/4 AND OF SW 1/4
BEG W 1/4 POST SEC 26 TH E ALG 1/4
LN TO WLY LN WHITEHALL RD TH NWLY
ALG SD R/W 250 FT TH SWLY TO A PT
100 FT N OF POB TH S ALG SEC LN
100 FT TO POB AND E 3 FT OF SE 1/4
OF NE 1/4 SEC 27 LYING ADJACENT
TO ABOVE DESC PARCEL
ALSO
N 100 FT OF NW 1/4 SW 1/4 LYING
WLY OF WHITEHALL RD
SEC 26 T12N R17W



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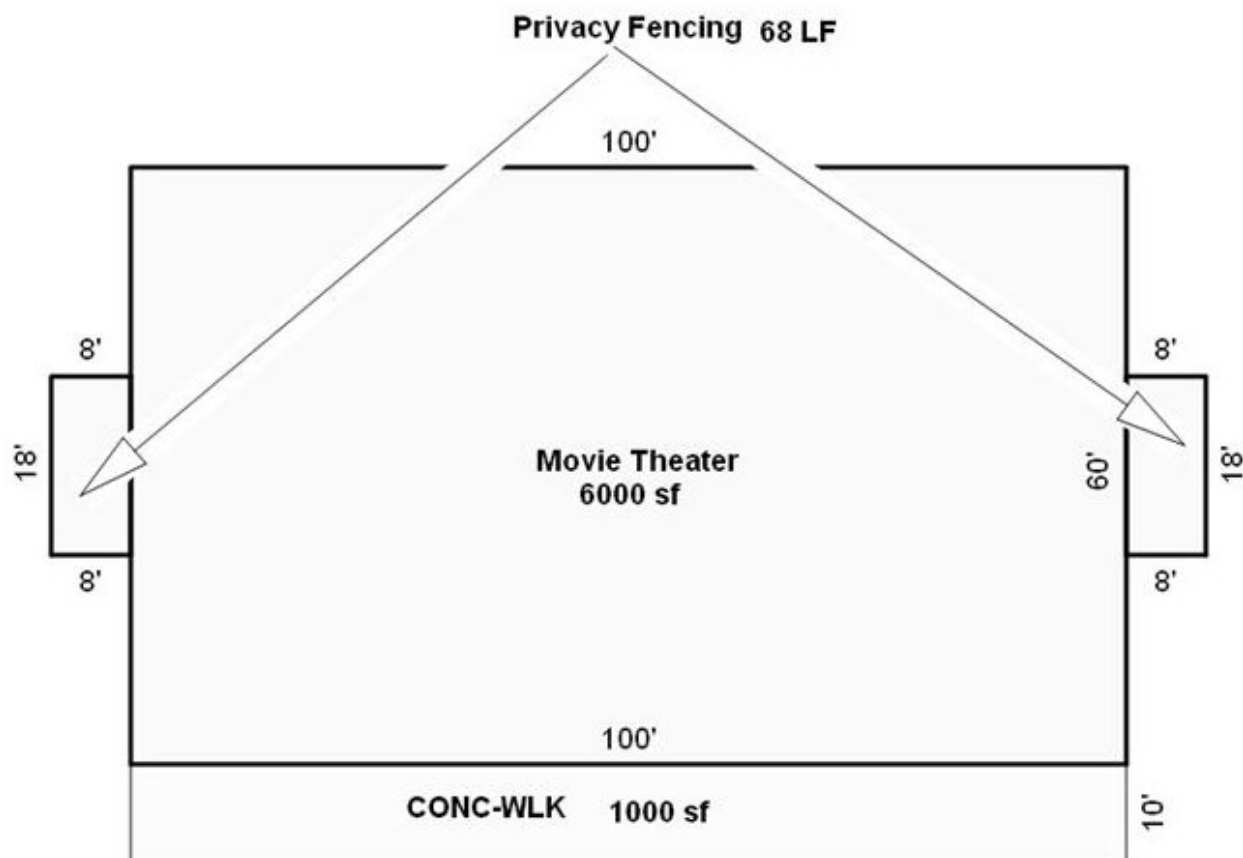


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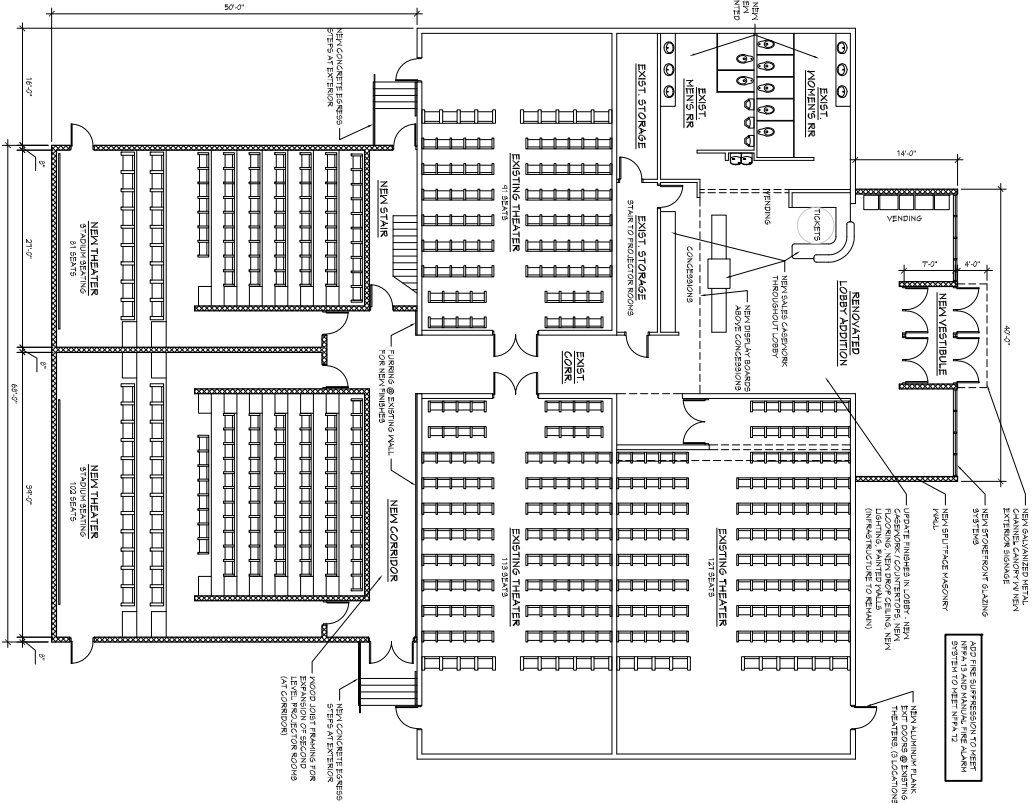
1600 Beacon Blvd. Suite 260
Grand Haven, MI 49417

Assessor's Building Sketch

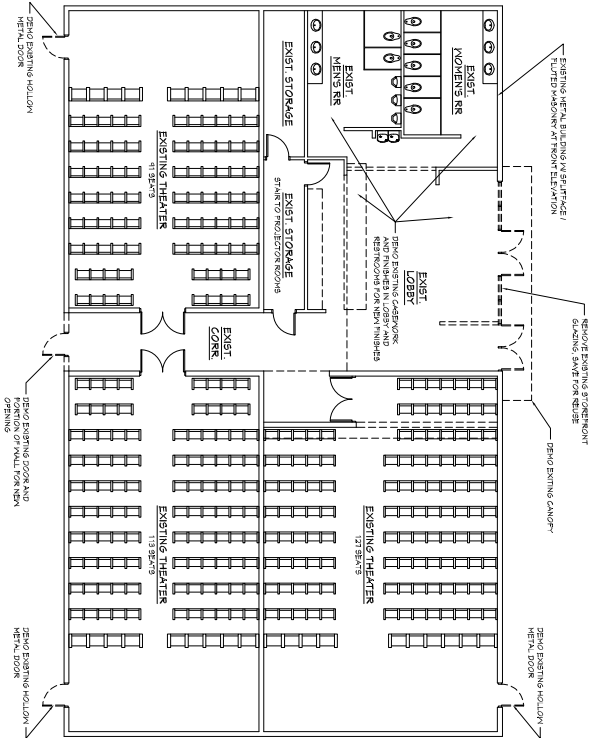




MAIN LEVEL FLOOR PLAN - PRELIMINARY
SCALE: 3/8" = 1'-0"



MAIN LEVEL DEMOLITION PLAN - PRELIMINARY
SCALE: 3/8" = 1'-0"



GENERAL NOTES

1. COORDINATE WITH OTHER TRADES TO AVOID INTERFERENCE.
2. VERIFY THE EXISTING CONDITIONS BEFORE TO PROCEEDING WITH WORK. ACTUAL CONDITIONS MAY VARY FROM THE INFORMATION PROVIDED.
3. INSTALLATION SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE CODES AND STANDARDS.
4. BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM (MFA) AND THE SAME SYSTEM SHALL BE MAINTAINED.

BUILDING ADDITION FOR NORTHSTAR CINEMAS

8111 WHITEHALL ROAD, WHITEHALL, MICHIGAN 49461



CONCEPT DESIGN STUDIO, INC.
808 S. HILL ROAD, SUITE 508
NORTON SHORES, MI 49441
PH. (231) 744-4835
FAX (231) 744-4837

PROJECT #	XXXX-17
DESIGNED BY	CONCEPT DESIGN STUDIO, INC.
DATE	10/26/2011
REVISIONS	
NO.	
DATE	
BY	
DESCRIPTION	
REVISIONS	
NO.	
DATE	
BY	
DESCRIPTION	

MAIN LEVEL
FLOOR PLAN
PRELIMINARY

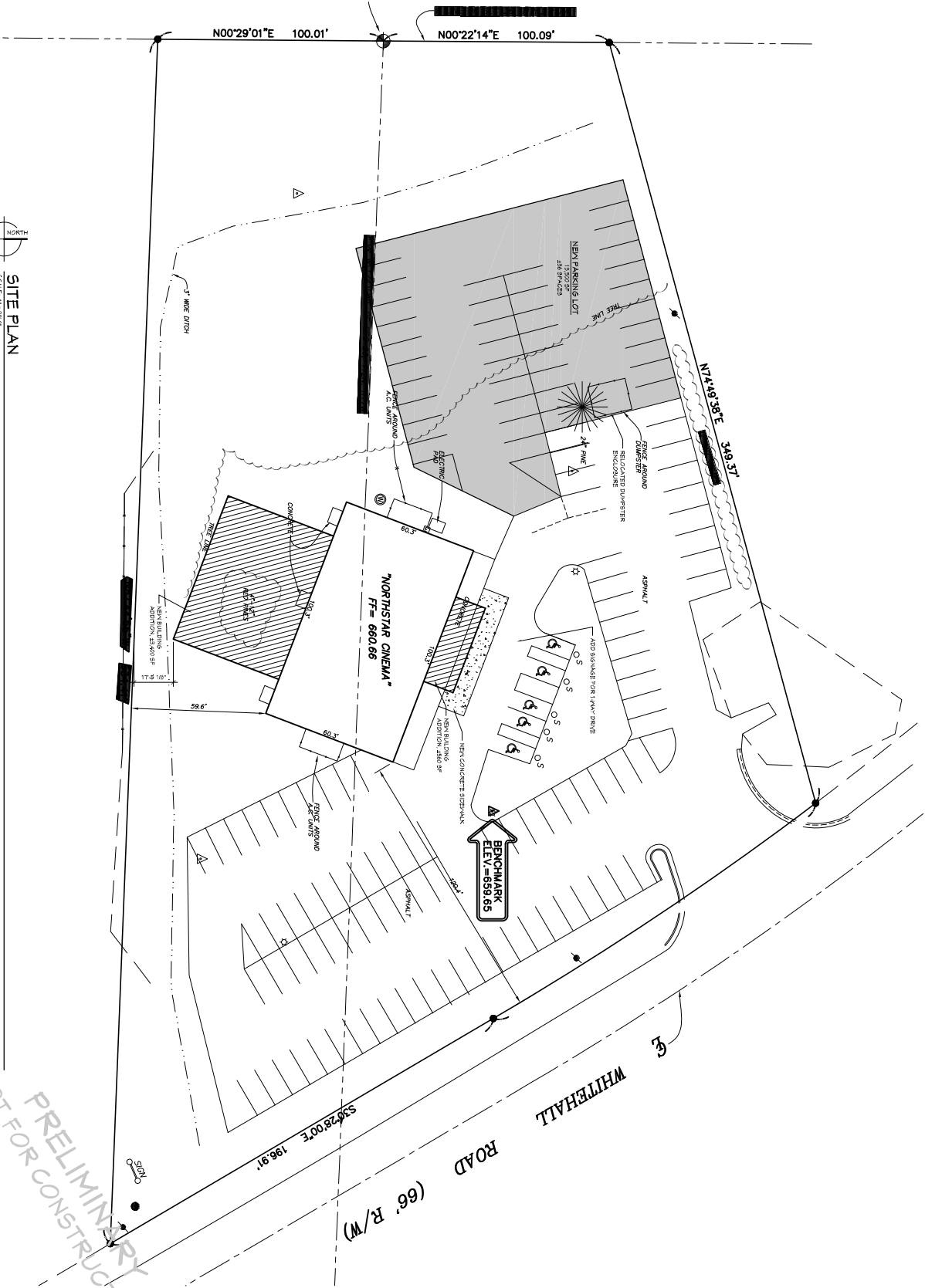
SHEET NO.

A1.01



SITE PLAN
SCALE: 1" = 20'

PRELIMINARY
NOT FOR CONSTRUCTION



C1.01

SHEET NO.

SITE PLAN

DATE: 10/26/2011

DRAWN BY: NDO

CHECKED BY: NDO

REVIEWED BY: NDO

APPROVED BY: NDO

PROJECT #

DATE: 10/26/2011

REVIEWED BY: NDO

APPROVED BY: NDO

PROJECT #

DATE: 10/26/2011

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PROJECT #

DATE: 10/26/2011

REVIEWED BY: NDO

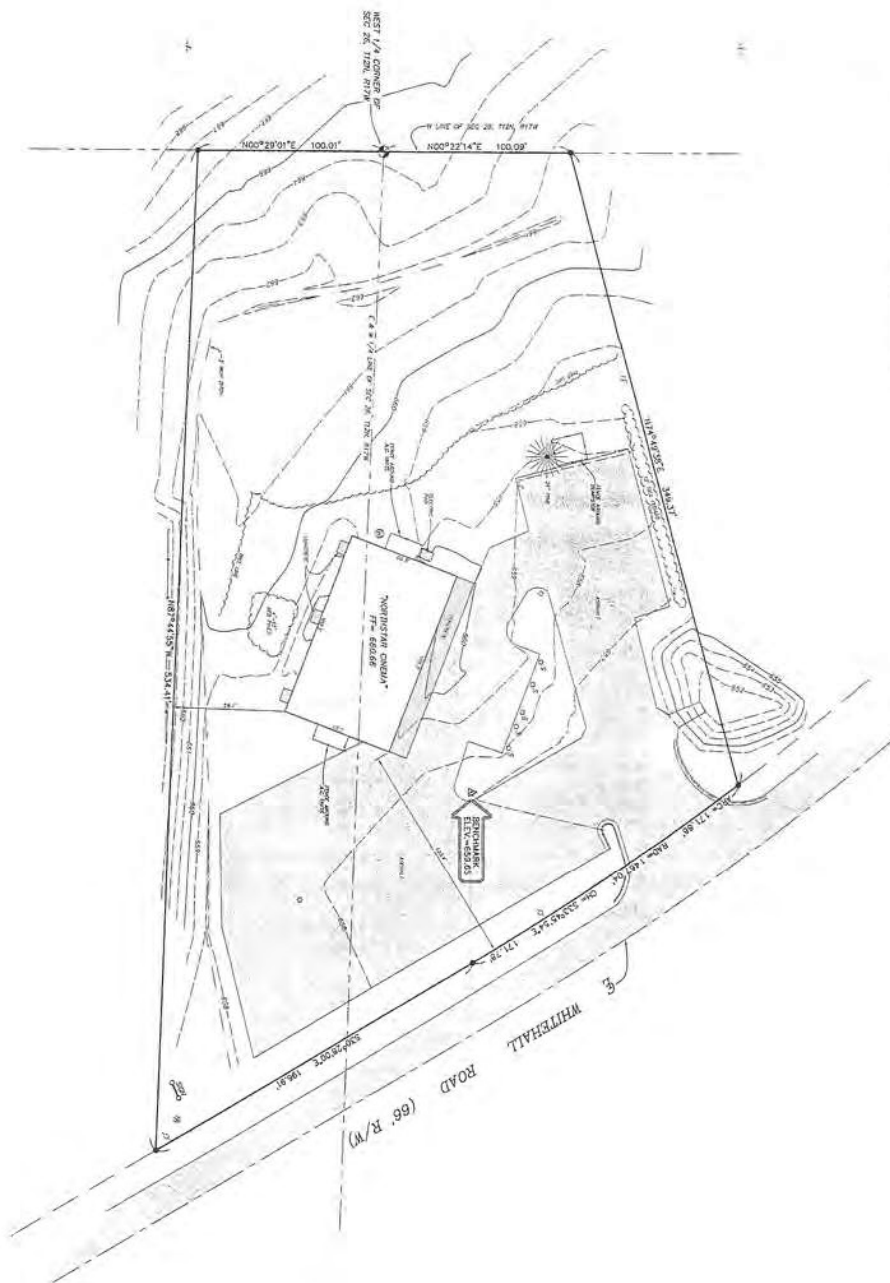
APPROVED BY: NDO

BUILDING ADDITION FOR NORTHSTAR CINEMAS

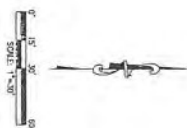
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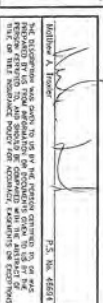
CONCEPT DESIGN STUDIO, INC.
800 E. ELLIS ROAD, SUITE 508
NORTON SHORES, MI 49441
PH. (231) 744-4835
FAX (231) 744-4837

[illegible]

1. URBAN HEIGHTS OF ANY ARE APPROXIMATE LOCATIONS DERIVED FROM AERIAL PHOTOGRAPHS OR AVAILABLE RECORDS. THIS DATA IS NOT TO BE USED TO DETERMINE EXACT LOCATIONS OR SHOWN ALL UTILITIES IN THE AREA
2. NOTE TO CONTRACTORS: TRAIL WORKING DAYS BEFORE YOU DIG CALL 1-800-482-7171.
3. CONTRACT INTERVAL = 1 FOOT
4. BENCHMARK: TOP OF LIGHT POLE BASE ON WEST SIDE OF CONCRETE ELEVATION: 659.65
5. ALL FEATURES MAY NOT BE SHOWN DUE TO HEAVY SNOW CONDITIONS.



- ☐ HIGH ROAD
- ☒ MAIN POLE
- ☐ UTILITY POLE
- ☐ SHEDDING DECK UNUSUAL
- ☐ ELECTRIC METER
- ☐ SIGN
- ☐ WIRE



Control Temp	
Power Temp	12.5
Structure Temp	12.10-05
Power	12.10-05
1" = 30'	
Scale	12/14/2000
Date	0520513.5A
Job No.	

Sheet No. 1 of 1

NORTHSTAR CINEMA
SEC. 26, T12N, R17W WHITEHALL TWP., MUSKEGON CO.
CLIENT: TAILORED BUILDING SYSTEMS
550 KIRTLAND STREET SW
GRAND RAPIDS, MICHIGAN 49507
TOPOGRAPHICAL / BOUNDARY SURVEY

[illegible]

 **DRIESENKA & ASSOCIATES, INC.** Engineering
Surveying
Testing

www.driesenga.com

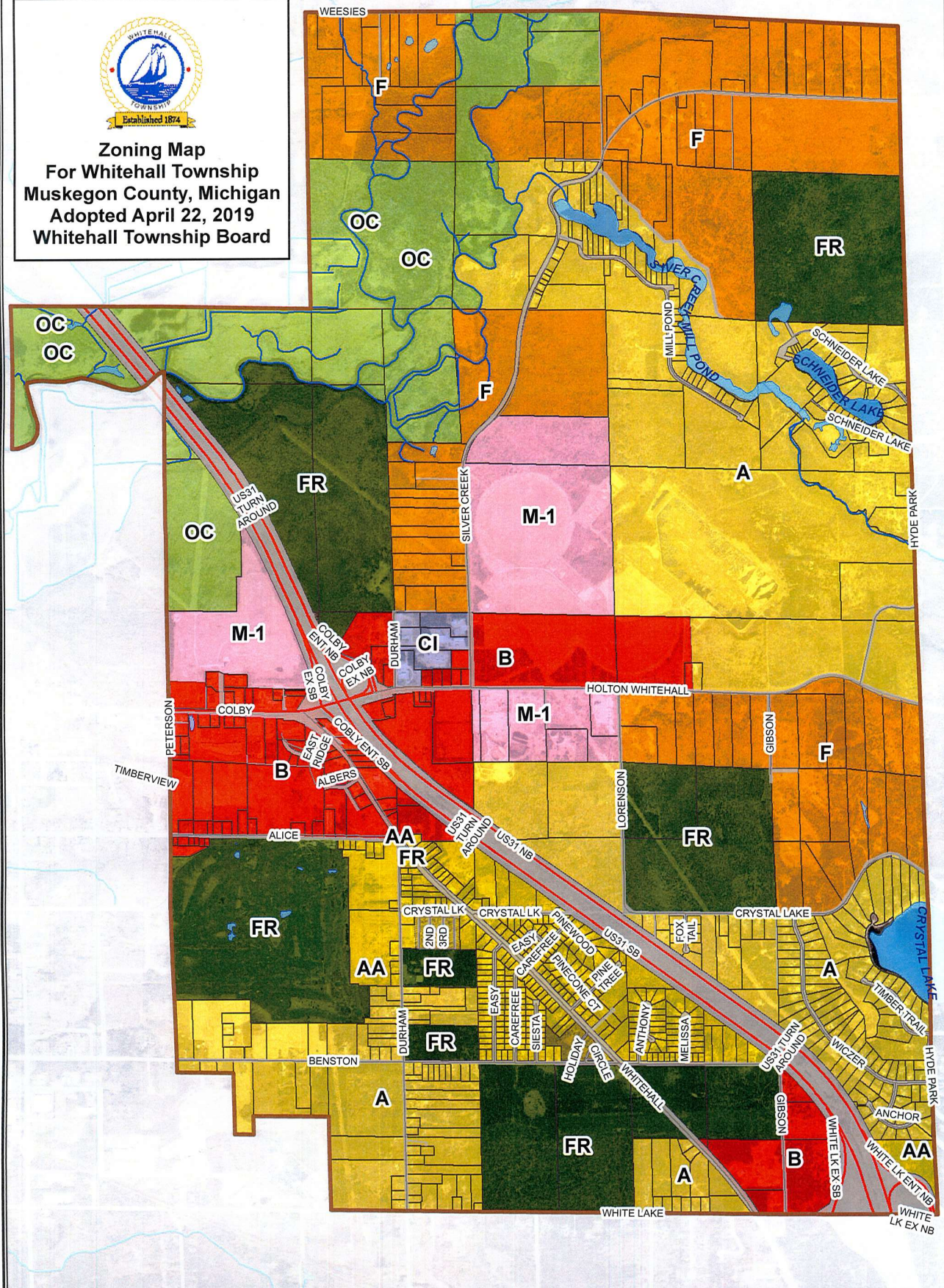
Grand Rapids, MI • 616-236-0255
Grand Rapids, MI • 616-238-3800

Spring Lake, MI • 815-846-1590
Muskegon, MI • 234-544-0255

Oshtemo, MI • 224-772-7789
Okemos, MI • 317-471-7400



**Zoning Map
For Whitehall Township
Muskegon County, Michigan
Adopted April 22, 2019
Whitehall Township Board**



Zoning Classes and Map Features

ZONING CODE AND DESCRIPTION		CI: COMMERCIAL / INDUSTRIAL	WHITEHALL TOWNSHIP	ROAD CLASS
A: LOW-DENSITY RESIDENTIAL		F: SMALL FARM	PARCEL	STREETS
AA: HIGH-DENSITY RESIDENTIAL		FR: FORESTRY - REC	RIVERS AND STREAMS	HIGHWAYS
AM: MOBILE HOME RESIDENTIAL		M-1: LIMITED INDUSTRIAL	LAKES	
B: COMMERCIAL		OC: OPEN SPACE		



1 Inch = 675 Feet

0 0.125 0.25 0.5
Miles

MUSKEGON COUNTY

GIS

Mapping by Muskegon County GIS
141 E. Apple Avenue, Muskegon, MI 49442
www.muskegoncountygis.org
Map Data: Muskegon County GIS
Zoning Information: Whitehall Township Planning
Projection: State Plane NAD 1983 Michigan
South Zone, International Feet
Map Version Date: 5/13/2019

ARTICLE 10

"B" BUSINESS ZONE

1001 PURPOSE

This zone is intended to accommodate retail and service activities, as well as multiple dwellings. Such activities are best regulated and most viable if located in a compact and densely grouped setting due to the generation of a large volume of vehicular traffic. It is further the intent of this zone to promote safe and efficient traffic access to and within the zone and to minimize any adverse effects of such uses upon adjoining zoning districts or existing land uses.

Development permitted under the "B" Business Zone will service a much larger geographic setting than the boundaries of Whitehall Township. With its unique position as the principal entry point of the Whitehall-Montague area, the Holton-Whitehall Road/Colby Street/U.S. 31 interchange offers several zoning challenges. This area is seen as a prime growth setting for business, multiple dwellings, and related land uses, taking advantage of the freeway exposure, tourists, travelers, and the relatively close proximity of this interchange to the Muskegon metro area. Further, it is the Township's goal to avoid, in and around this interchange, the usual legacy of freeway interchanges -- the maze of vehicular turning movements, trucking services, garish signs, unsightly developments, and the like. It is the intent to make the best land use decisions possible for the land in this zone, as a responsibility the Township must confront, not only for its own residents, but also for municipalities outside its boundaries.

Definitions relative to uses of land and structures within this zone are located in Section 402 of this Ordinance.

1002 PERMITTED USES

All permitted uses in this zone are subject to prior site plan review. Criteria and standards in excess of those typical regulations governing yards, lot sizes and the like may be specified for certain uses.

A. Motels and Hotels.

B. Vehicle Sales and Service: Sales and service dealerships of new or a