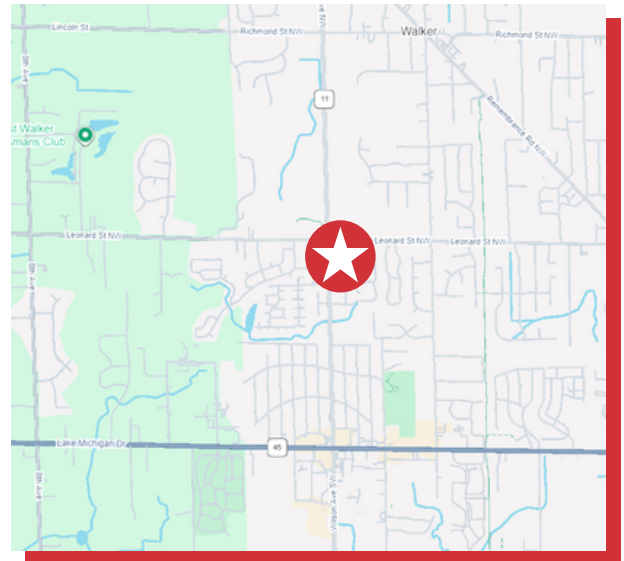




## 970-1120 WILSON AVE NW GRAND RAPIDS, MI 49534

- Prime commercial-zoned site  $\frac{3}{4}$  mile north of Lake Michigan Dr (M-45).
- Near major retailers: Meijer, Walgreens, McDonald's, Taco Bell, Panera, Chick-fil-A, Starbucks, and more.
- 5.59 acres with flexible C-3 zoning allowing C-1/C-2 uses (office, retail, auto, medical, hospitality, etc.).
- 770 ft of frontage on Wilson Ave.
- Includes two tear-down houses.



### FOR MORE INFORMATION, CONTACT:

**KURT KUNST, SIOR, CCIM**

O: 616.242.1116 | C: 616.292.1720

kurtk@naiwwm.com



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# PARCELS

**FOR SALE**  
VACANT LAND



 **970-1120 WILSON AVE NW**  
GRAND RAPIDS, MI 49534

**NAI** Wisinski of  
West Michigan

# SALE INFORMATION

**FOR SALE**  
VACANT LAND

## PROPERTY INFORMATION

Parcels:	Sale Price:
970-990-1000 Wilson Ave (2.2 acres)	\$506,000
1020-1030-1040-1120 Wilson Ave (3.39 acres)	\$779,700
970-990-1000-1020-1030-1040-1120 Wilson Ave (5.59)	\$1,285,700
Price Per Acre:	\$230,000
Terms:	Cash / New Mortgage

## PARCEL INFORMATION

970 Wilson Ave	0.96 acres	PPN:41-13-19-201-037
990 Wilson Ave	0.87 acres	PPN:41-13-19-201-009
1000 Wilson Ave	0.37 acres	PPN:41-13-19-201-036
1020 Wilson Ave	1.19 acres	PPN:41-13-19-201-008
1030 Wilson Ave	0.55 acres	PPN:41-13-19-201-007
1040 Wilson Ave	0.55 acres	PPN:41-13-19-201-006
1120 Wilson Ave	1.10 acres	PPN:41-13-19-201-063
SEV 2025 (all parcels):		\$474,100
Taxable Value 2025 (all parcels)		\$293,808
Property Taxes 2024 (all parcels)		\$12,388.47

 **970-1120 WILSON AVE NW**  
GRAND RAPIDS, MI 49534

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# RETAIL MAP

**FOR SALE**  
VACANT LAND



 **970-1120 WILSON AVE NW**  
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# ASSET OVERVIEW

**FOR SALE**  
VACANT LAND

## ASSET OVERVIEW

<b>Location:</b>	North of Lake Michigan and just south of Leonard Street on east side of Wilson Ave.
<b>Acreage:</b>	5.59
<b>Zoning:</b>	C-3
<b>Legal Descriptions</b>	
<b>41-13-19-201-037</b> <b>970 Wilson Ave</b>	PART NE 1/4 COM 1213 FT N FROM CEN OF SEC TH S TO N LINE OF S 999 FT OF W 1/2 NE 1/4 TH E ALONG SD N LINE 50.03 FT TH N PAR WITH CL OF WILSON AVE 90.06 FT TH E PAR WITH N LINE OF S 999 FT OF W 1/2 NE 1/4 250.0 FT TH N PAR WITH CL OF SD AVE TO A LINE BEARING S 88D 10M E FROM BEG TH N 88D 10M W TO BEG * SEC 19 T7N R12W 0.96 A.
<b>41-13-19-201-009</b> <b>990 Wilson Ave</b>	PART OF NE 1/4 COM 1213 FT N & 50 FT E OF CEN OF SEC TH S 88D 10M E 300 FT TH N PAR WITH N&S 1/4 LINE 127 FT TH N 88D 10M W 300 FT TH S PAR WITH N&S 1/4 LINE 127 FT TO BEG * SEC 19 T7N R12W 0.87 A.
<b>41-13-19-201-036</b> <b>1000 Wilson Ave</b>	PART NE 1/4 COM 1340 FT N FROM CEN OF SEC TH S 88D 10M E 350 FT TH NLY PAR WITH CL OF WILSON AVE TO A LINE BEARING S 88D 10M E FROM A PT 1386 FT N FROM CEN OF SEC TH N 88D 10M W TO N&S 1/4 LINE TH SLY 46 FT TO BEG * SEC 19 T7N R12W 0.37 A.
<b>41-13-19-201-008</b> <b>1020 Wilson Ave</b>	PART OF NE 1/4 COM 1386 FT N & 50 FT E OF CEN OF SEC TH S 88D 10M E 300 FT TH N PAR WITH CL OF WILSON AVE 161 FT TH N 88D 10M W 300 FT TH S 161 FT TO BEG * SEC 19 T7N R12W 1.19 A.
<b>41-13-19-201-007</b> <b>1030 Wilson Ave</b>	PART OF NE 1/4 COM 1547 FT N & 50 FT E OF CEN OF SEC TH S 88D 10M E 300 FT TH N PAR WITH CL OF WILSON AVE 80 FT TH N 88D 10M W 300 FT TH S 80 FT TO BEG * SEC 19 T7N R12W 0.55 A.
<b>41-13-19-201-006</b> <b>1040 Wilson Ave</b>	PART OF NE 1/4 COM 1627 FT N & 50 FT E OF CEN OF SEC TH S 88D 10M E 300 FT TH N PAR WITH CL OF WILSON AVE 80 FT TH N 88D 10M W 300 FT TH S 80 FT TO BEG * SEC 19 T7N R12W 0.55 A.
<b>41-13-19-201-063</b> <b>1120 Wilson Ave</b>	PART OF NE 1/4 COM 1707.0 FT N & 50.0 FT E FROM CEN OF SEC TH N 0D 02 M 18S W 160.0 FT TH S 88D 10M 00S E TO E LINE OF W 350.0 FT OF NE 1/4 TH SLY PAR WITH N&S 1/4 LINE TO A LINE BEARING S 88D 10M 00S E FROM BEG TH N 88D 10M 00S W TO BEG * SEC 19 T7N R12W 1.10 A.



**970-1120 WILSON AVE NW**  
GRAND RAPIDS, MI 49534

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## Sec. 94-178. "C-3" district, highway commercial.

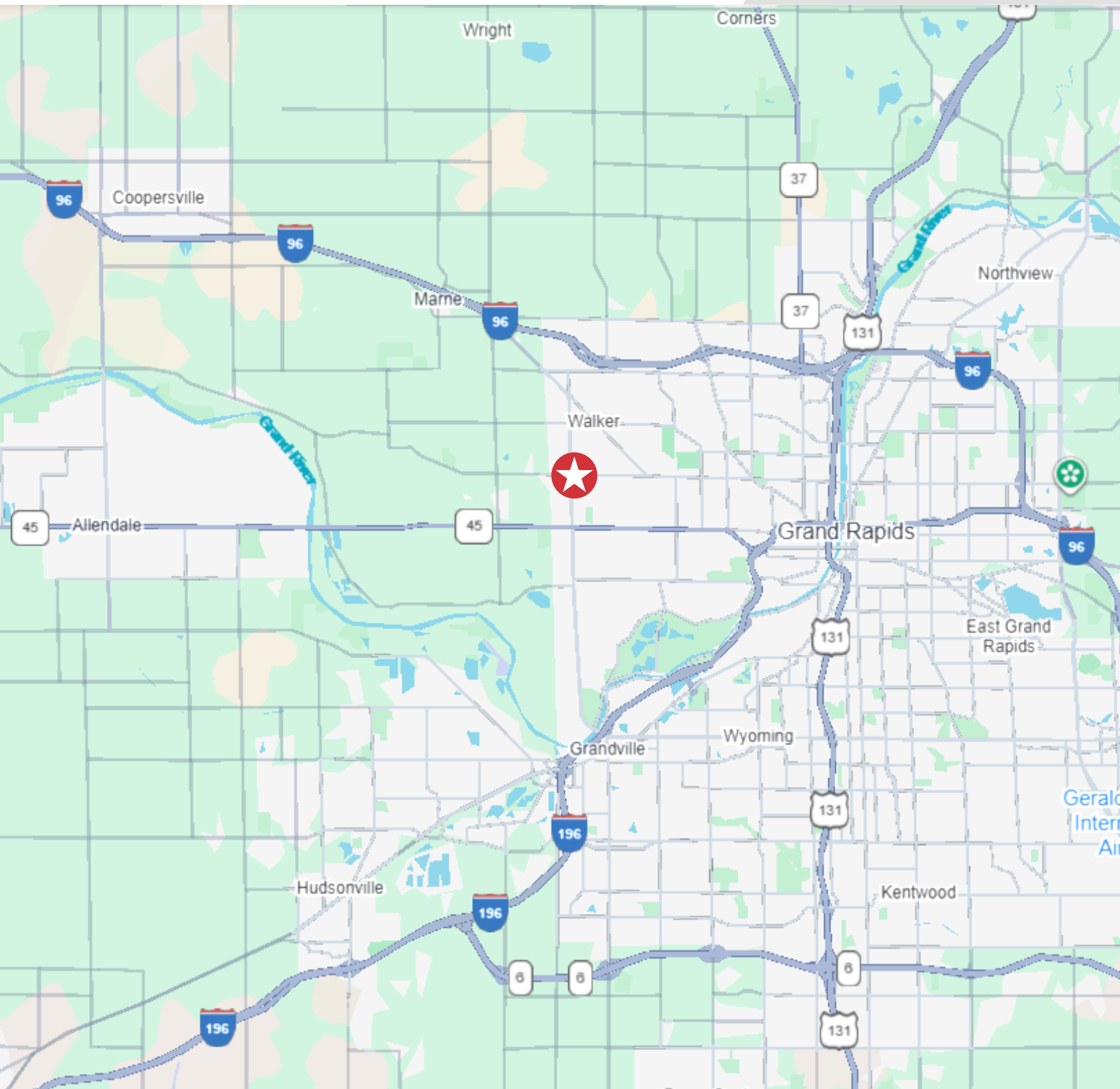
- (a) *Intent.* The "C-3" district, highway commercial, is to encourage the construction or continued use of land for commercial and service uses and to provide for orderly development and concentration of such uses to satisfy the needs of modern commercial development where access is entirely dependent upon the automobile and to provide suitable locations for such activities which function relatively independently of intensive pedestrian traffic and proximity to other firms. Typical activities in this district require direct automobile traffic access and visibility from the road and sufficient depth to provide for vehicle parking, but this district is not intended to accommodate, and permitted uses exclude, outdoor sales establishments.
- (b) *Principal uses.* Except as expressly otherwise permitted by this chapter, no building or part of a building in the "C-3" district, highway commercial, shall be used, erected, altered or converted or land used, in whole or in part, except for:
  - (1) The principal uses permitted in the "C-1" district, local commercial.
  - (2) Indoor retail sales and service.
  - (3) Offices and telephone exchange buildings.
  - (4) Motels and hotels.
  - (5) Self-service laundry and dry cleaning facilities.
  - (6) Automobile repair, minor.
  - (7) Indoor places of public assembly.
  - (8) Milk distribution stations.
  - (9) Retail building supplies.
  - (10) Other uses determined by the board of zoning appeals to be similar to the permitted principal uses in this zoning district and compatible with the intent of this zoning district.
- (c) *Permitted accessory uses to principal use.* Any use customarily incidental to the permitted principal uses in the "C-3" district shall be a permitted accessory use.
- (d) *Special exception uses permitted after review and approval by the planning commission.* The following uses may be permitted as special exception uses within the C-3 district if approved by the planning commission as provided by section 94-167(d) and as provided by article IX:
  - (1) Child care centers, day care centers, child caring institutions and child placing agencies.
  - (2) Car washes, so long as the car wash complies with section 94-176(d).
  - (3) Regulated uses, per article XIII of this chapter.
- (e) *Area, height, bulk and placement requirements.* The area, height, bulk and placement requirements of the "C-3" district are contained in the tabular summary of the schedule of district regulations.
- (f) *Additional requirements.* In the "C-3" district, the following additional requirements must be met:
  - (1) All activities shall be conducted wholly within a completely enclosed building.
  - (2) Sidewalks shall be constructed on all sides of the property abutting a public street.

(Ord. No. 77-232, § 4, 4-12-77; Ord. No. 86-343, § 1, 10-28-86; Ord. No. 88-367, § 15, 1-10-89; Ord. No. 96-491, § 16, 10-28-96; Ord. No. 97-499, § 5, 9-8-97; Ord. No. 99-542, § 4, 10-25-99; Ord. No. 10-588, § 6, 10-11-10)



# LOCATION MAP

**FOR SALE**  
VACANT LAND



 **970-1120 WILSON AVE NW**  
GRAND RAPIDS, MI 49534

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# DEMOGRAPHICS

**FOR SALE**  
VACANT LAND

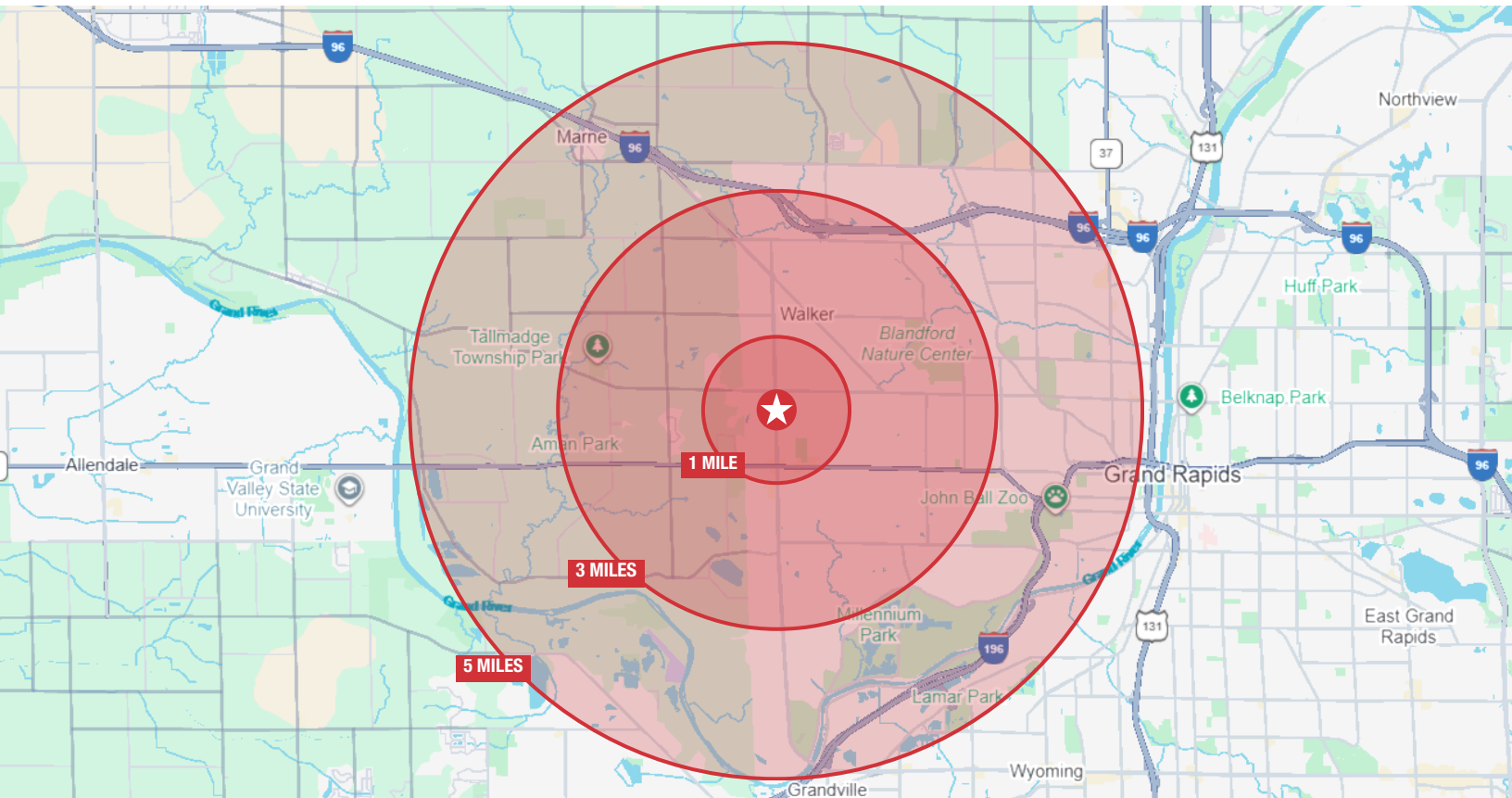
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,555	28,623	80,271
Average Age	40.9	40.9	36.4
HOUSEHOLDS			
Total Households	2,680	12,253	33,491
# of Persons per Household	2.4	2.3	2.4
HOUSEHOLD INCOME			
Average Household Income	\$75,870	\$77,832	\$69,567
Average House Valuation	\$193,599	\$195,940	\$174,951

**80K**

POPULATION  
(5 MILES)

**\$78K**

AVERAGE HH INCOME  
(3 MILES)



 **970-1120 WILSON AVE NW**  
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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.



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*Grand Rapids*

**W** WalletHub

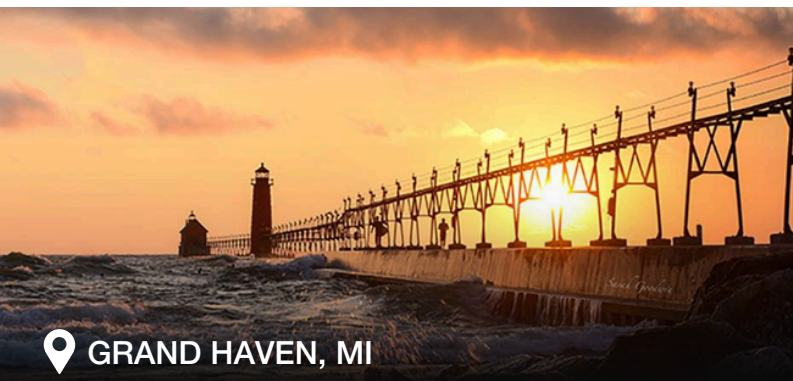
**BEST SMALL CITIES  
FOR STARTING A  
BUSINESS**


*Muskegon*



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

*Grand Haven*



 **GRAND HAVEN, MI**



 **GRAND RAPIDS, MI**



 **HOLLAND, MI**



 **MUSKEGON, MI**



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