

PRICE REDUCED!

Colliers



Asking Price:

\$1,664,325

FOR SALE

2969 Prairie Street SW
Grandville, MI

Property Highlights

- 14,794 SF Fully Leased Professional Office
- (4) Tenant Spaces with Common Area Restrooms
- Notable Tenants Include; Progressive Insurance & Christian Schools International
- Attractive Entrance Atrium with Skylight
- Basement Storage
- Monument Signage

CONTACT US



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FOR SALE

Interior Photos



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Property Information



Highlights

- Single Story Building
- 76 Parking Spaces
- Ingress and Egress Dixie Ave and Prairie St
- Excellent Natural Light

Building SF:	14,794 SF
Year Built:	1998
Acreage	1.53
Parcel Number:	41-17-16-185-005

Financials

Sale Price	\$1,378,125
Sale Price Per SF	\$112.50/SF
Property Taxes (2024)	\$32,567.72
CAM Per SF	\$8.64/SF
SEV (2024)	\$877,700
Taxable Value (2024)	\$567,400
NOI	\$88,033 (Pro-Forma)
Cap Rate	7%

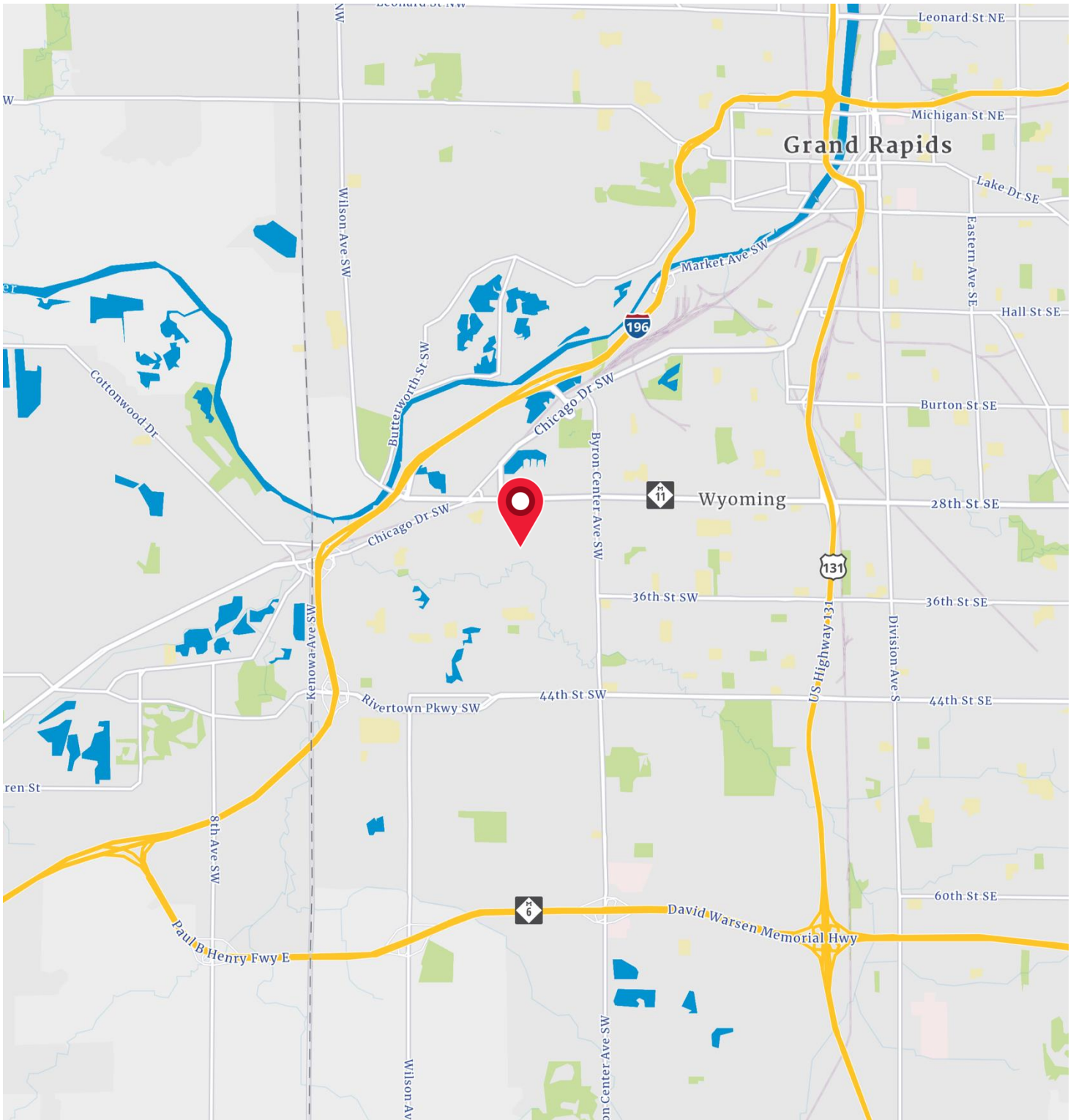
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Aerial Map



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Location Map



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