

FOR SALE & LEASE

148 S Waverly Road
Holland, MI 49423



148 S Waverly, Holland, MI.
This 22,000 SF property includes approximately 5,000 SF of retail/showroom space and 17,000 SF of warehouse space. Centrally located between E 8th St and Chicago Dr, it is zoned C-2. The warehouse features three overhead doors, one loading dock, and a 240V 600-amp service. Ceiling heights vary, with approximately 4,000 SF at ~20' and the remainder at ~12', with a drop ceiling in the front. Ideal for storage, distribution, office, or retail, this property sits on 1.172 acres in Holland Township. An adjacent 1.17-acre parcel is also available for sale.



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OFFICE BUILDING
1,000 - 22,000 SF

www.LakeshoreCommercial.com
44 East 8th Street, Suite 510 | Holland, MI 49423 | 616.394.4500

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SALE INFORMATION

Sales Price	\$1,220,000
Total SF	22,000 SF
Price per SF	\$55.45/SF
Acres	1.2 Acres
Term	Cash/Conventional
Assessed Value (2025)	\$504,800.00
RE Taxes (2024)	\$21,548.30
APN	70-16-28-299-036
County	Ottawa
Taxing Authority	Holland Charter Township
Zoning	C-2

PROPERTY HIGHLIGHTS

- 1 Loading Dock
- 3 Overhead Doors
- 19 total parking spaces
- 240V - 600 amp power
- 20' Loading Dock Ceiling Height
- 12' Ceiling Height for remainder of building
- Near many shops, restaurants, and other businesses
- Easy access to Chicago Drive and US-31

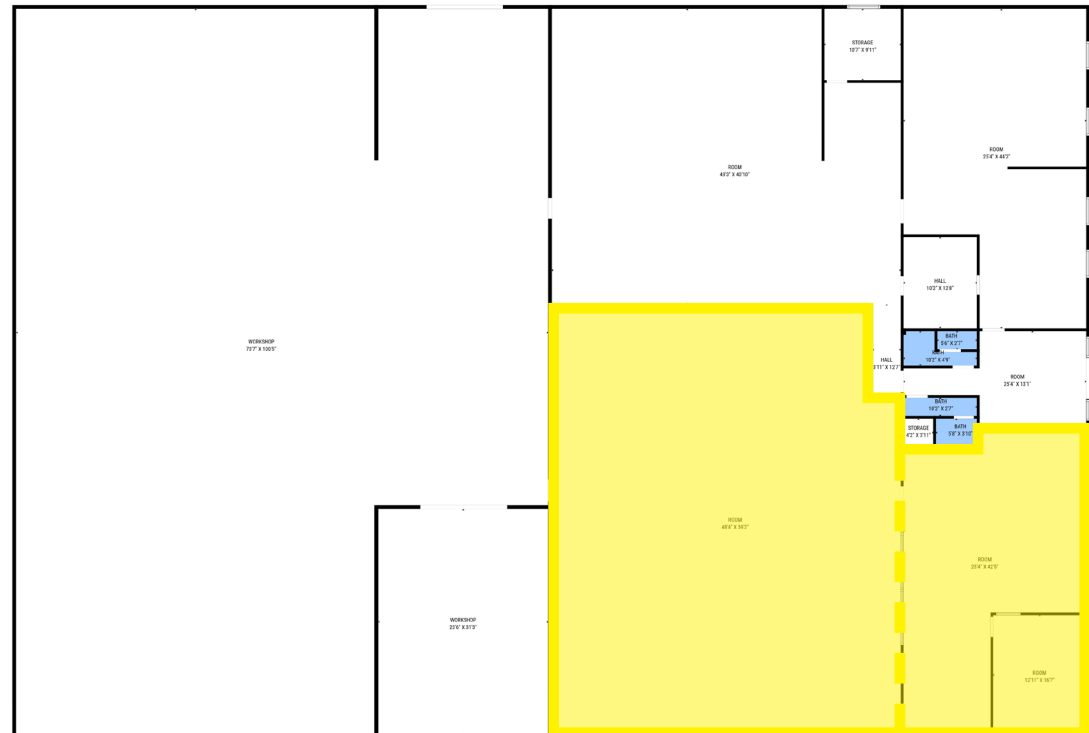


LEASE INFORMATION

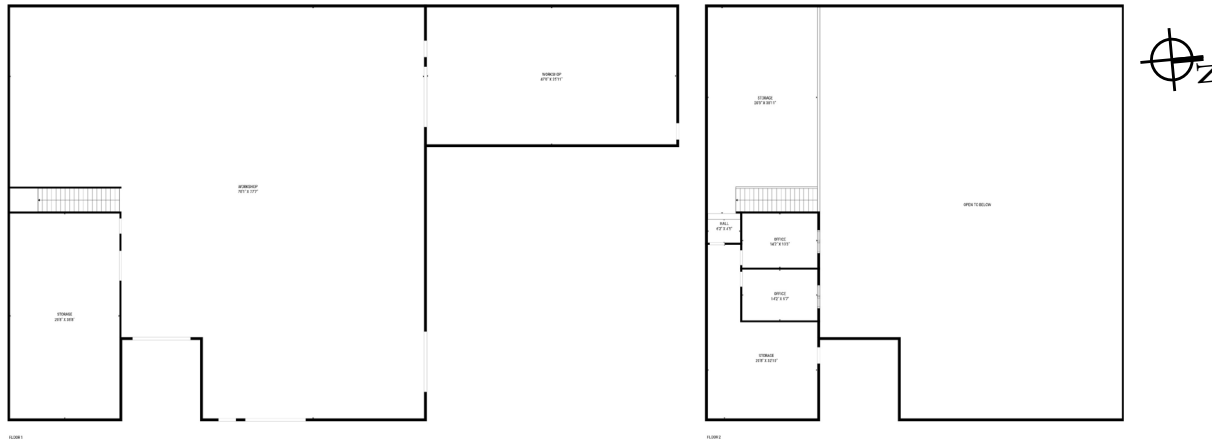
Option	1	2	3	2 & 3
Suite Type	Warehouse	Office	Showroom	Office/Showroom
Rentable SF	7,700 SF	1,000 SF	3,000 SF	4,000 SF
Lease Rate per SF	\$4.98/SF	\$10.98/SF	\$8.00/SF	\$8.00/SF
Rent per Month	\$3,200/Month	\$915/Month	\$2,000/Month	\$2.666/Month
Term	Month to Month	Month to Month	Month to Month	Month to Month
APN	70-16-28-299-036			
County	Ottawa			
Taxing Authority	Holland Charter Township			
Zoning	C-2			

LEASE HIGHLIGHTS

- 7,700 SF of Warehouse space includes the following:
 - Overhead door
 - Loading dock
 - Mezzanine office space
- Office and showroom spaces can be combined (options 2&3) totaling 4,000 SF

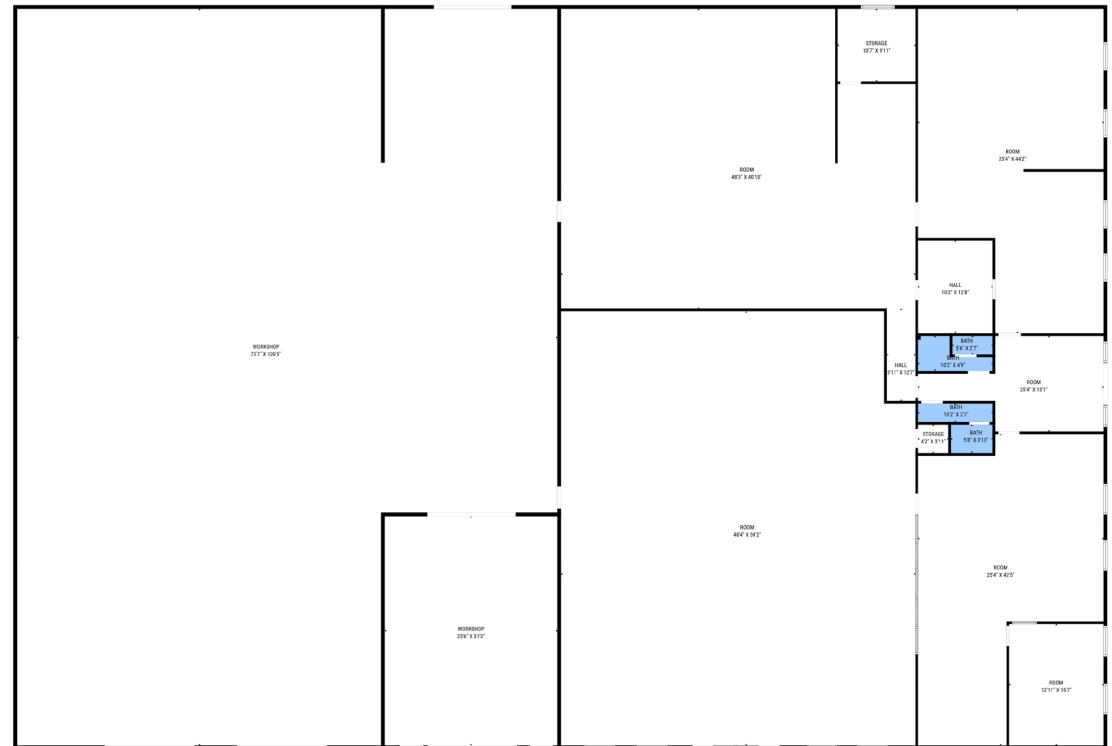


LAYOUT



TOTAL: 0 sq. ft
BELOW GROUND: 0 sq. ft, FLOOR 2: 0 sq. ft
EXCLUDED AREAS: WORKSHOP: 6251 sq. ft, STORAGE: 2105 sq. ft, OFFICE: 299 sq. ft,
OPEN TO BELOW: 4184 sq. ft, HALL: 34 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



TOTAL: 2557 sq. ft
FLOOR 1: 2557 sq. ft
EXCLUDED AREAS: ROOM: 4746 sq. ft, WORKSHOP: 7392 sq. ft, STORAGE: 121 sq. ft,
HALL: 50 sq. ft

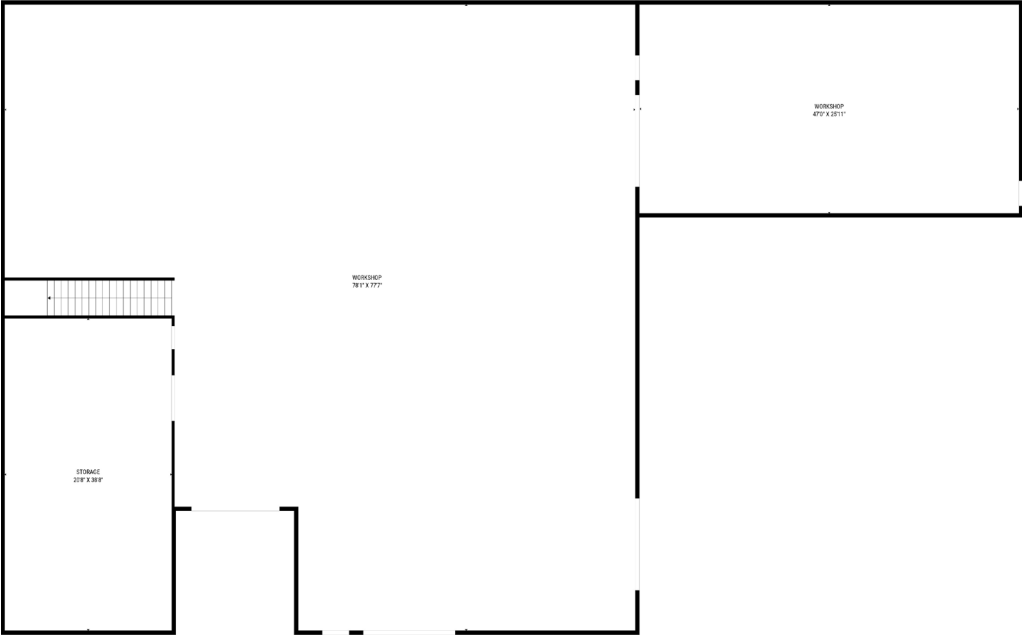
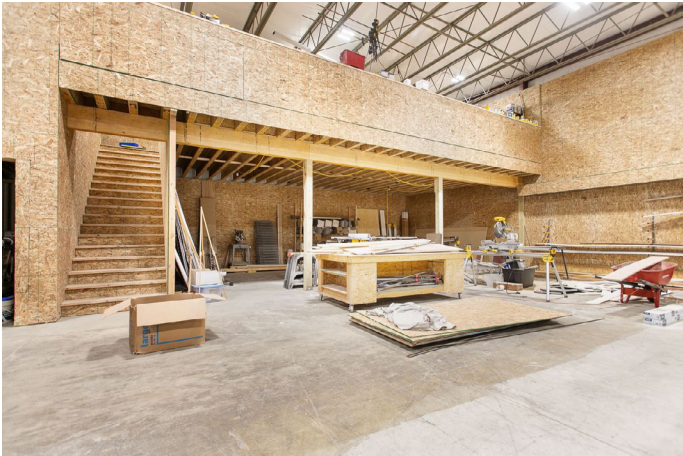
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OPTION 1 - WAREHOUSE



TOTAL: 0 sq. ft.
BELOW GROUND: 0 sq. ft., FLOOR 2: 0 sq. ft.
EXCLUDED AREAS: WORKSHOP: 6251 sq. ft., STORAGE: 2105 sq. ft., OFFICE: 299 sq. ft.,
OPEN TO BELOW: 4184 sq. ft., HALL: 34 sq. ft.

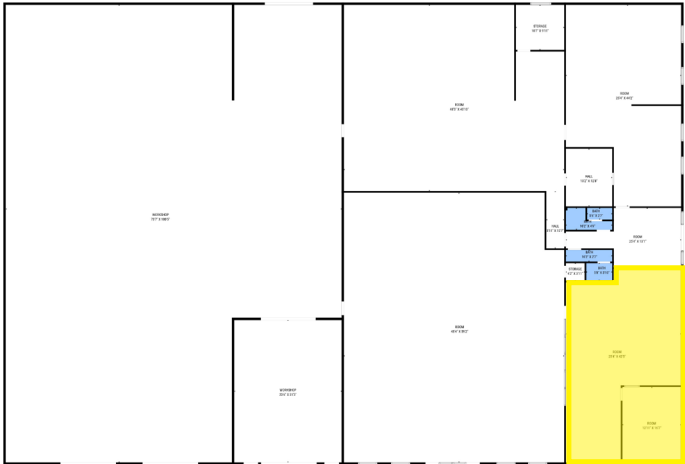
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OPTION 2 - OFFICE



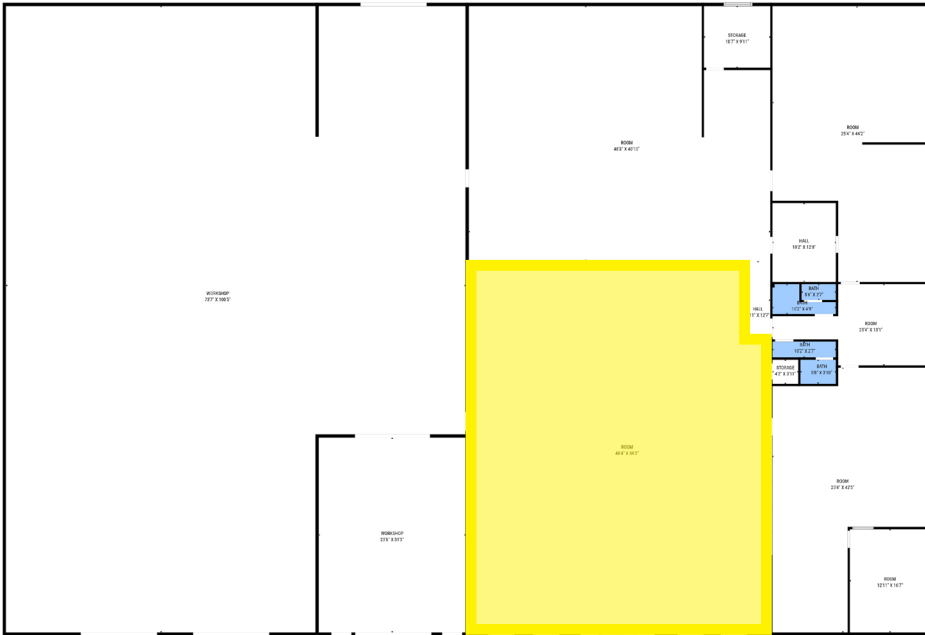
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OPTION 3 - SHOWROOM



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PHOTOS



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PHOTOS





AERIAL MAP

Chicago Drive

S Waverly Road

E 8th Street

SITE

Businesses and Landmarks:

- NAPA AutoCare Center
- O'Reilly Auto Parts
- Enterprise
- Jean Marie's
- Body Manne Shop
- ditto
- Chase
- McDonald's
- Performance Plus
- AutoZone
- Biggby Coffee
- Ryke's Chow Hound
- Taylor Rental
- Tuffy Tire & Auto Service
- Engedi Church
- LMCU
- Speedway
- Arby's
- Taco Bell
- Farm & Home

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YOUR PREMIER BROKER IN WEST MICHIGAN



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Lakeshore Commercial Real Estate has over 100 years of experience in the industry. We have seen many changes and evolutions over the years, but our focus has always remained the same: to serve businesses in our community and help them achieve their success. We specialize in all aspects of commercial real estate, including sales, management, and leasing. We have a deep understanding of the local market and the unique needs of different businesses. We use our expertise to help our clients find the right property, negotiate the best deals, and manage their properties efficiently and effectively. We don't just have you covered on the Lakeshore. We have created excellent relationships with brokers outside of the Lakeshore area to ensure we are serving you best. We are committed to our clients and their success. We work closely with each client to understand their needs and goals, and we develop customized solutions to help them achieve those goals.