Commercial Sale Active Agent Detail Report **597 Baldwin Street, Jenison, MI 49428** **$399,900**



List Number: 26054767
Municipality: Georgetown Twp
County: Ottawa

Property Sub-Type: Office
Total # Bldgs: 1
Total # Units: 1
 # Fin Bldg Lvls: 1
Lot Acres: 0
Lot Dimensions: 0
Lot Measurement: Acres
Lot Square Footage: 0

New Construction: No
Tax ID #: 70-14-13-178-006
Road Frontage: 0
Total SqFt: 1,356
Year Built: 1985

Status: Active
List Price: 399,900
Original List Price: $399,900
List Price/SqFt: $294.91
Days on Market: 1
Cumulative Days on Market: 1
Expiration Date: 04/14/2027
Waterfront: No

Directions: I96 west to exit 69C(Baldwin St.). Follow one mile to building on North side of Baldwin(just past Cottonwood)

Legal: Lengthy Legal(See attached)
Taxable Value: 112,508
Seller's Annual Property Tax: 4,911
School District: Jenison

SEV: 148,700
Tax Year: 2024
Zoning:

For Tax Year: 2026
Homestead %: 0
Special Assmt/Type: none known

Additional Details:	Total Parking Spaces: 20	**Docs Req Conf Agrmnt:**		**Sewer:**	Public Sewer
Additional Features:	Barrier Free	**Driveway:**	Shared Paved	**Foundation:**	Concrete Perimeter; Permanent
Air Conditioning:	Central Air	**Exterior Material:**		**SqFt Information:**	Fire Sprinkler System; Smoke Detector(s)
Below Grade:	Basement	**Heat Source:**	Natural Gas	**Street Type:**	Paved; Public
Business Includes:	Non-Applicable	**Heat Type:**	Forced Air	**Tenant Pays All:**	
Business Opportunity:	Business Description: Medical	**Income and Expenses:**		**Uses:**	Professional Service; Professional/Office; Other
Construction Type:	Frame/Wood	**Ownership:**	Proprietorship	**Util Avail at St:**	Storm Sewer
Docs at List Office:		**Purchase Terms Avail:**	Cash; Conventional	**Utilities Attached:**	Electricity Connected; Natural Gas Connected; Phone Connected
		Roofing:		**Water:**	Public Water
		Sale Conditions:	None	**Water Fea. Amenities:**	
				Water Type:	

Public Remarks: Professional condo-type medical office on high traffic Baldwin St. Highly sought after location driven by steady long term growth and rapid suburban expansion. This former Dermatologist office features a welcoming reception area with large waiting room, 4 identical exam rooms, a break room with private half bath, an additional patient bath, file storage, and a full size basement for storage or expansion.
Agent Only Remarks: Possession 7 DAC. Condo type commercial medical office. $3309/yearly dues and building Association covers exterior(confirm with management at Cory Coe at corydcoe@gmail.com). Basement additional approximate 1200 SqFt. Exam chairs have been sold and are not included with sale.

Seller: 597 Baldwin LLC **Listing Agreement:** Exclusive Right To Sell **RP:** No

	Name	Primary Phone	Email	Other
List Off:	Cascade Properties Rlty LLC(g005003)	616-942-0048	lnemmers@grar.com	**Fax:**
List Agt:	Jordan P Nemmers (gnemm9521)	616-745-5062	jnemmerswestmi@outlook.com	**Mobile:**616-745-5062
List Association:	Greater Regional Alliance of REALTORS			

Showing Instructions: Call Jordan (616)745-5062

Listing Date: 10/14/2026 **Status Change Date:** 10/14/2026

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