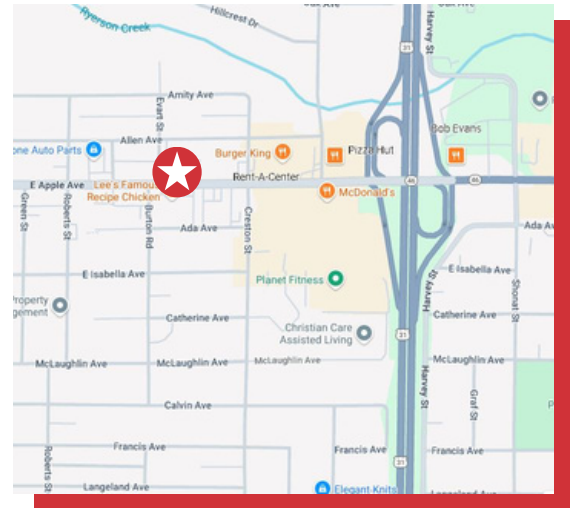




1314 E APPLE AVE MUSKEGON, MI 49442

Office/Retail Building For Sale or Lease

- For Sale / Lease: \$549,000/\$3.50/SF NNN
- Former Doctor's Office
- 5,600 SF
- 0.43 Acres
- Zoning - B2 Commercial
- Traffic Counts - Approximately 14,200 vehicles per day on East Apple Avenue



LISTING AGENT:

CHANDLER KENNEL
O: 616.575.7006 | C: 443.974.1957
CHANDLERK@NAIWWM.COM

STAY CONNECTED



naiwwm.com
616.776.0100

PROPERTY INFORMATION

Location:	Off US - 31 on M - 46
Total Building Size:	5,600 SF
Acreage:	0.43 Acres
Municipality:	City of Muskegon
PPN:	24-121-400-0027-00
Parking:	On-site in surface lot with ample spaces
Zoning:	B2



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SALE OVERVIEW

SALE INFORMATION

Price:	\$549,000.00
Per SF:	\$98.03
SEV (2025):	\$170,700.00
Taxable Value (2025):	\$89,294.00
Summer Taxes (2025):	\$1,037.76
Winter Taxes (2024):	\$4,481.26
Total Taxes:	\$5,519.02
Terms:	Cash, Conventional



UTILITIES

Electric:	Consumers Energy
Telephone:	Choice
Natural Gas:	DTE
Sanitary Sewer:	City of Muskegon
Storm Sewer:	City of Muskegon
Water:	City of Muskegon

LEGAL DESCRIPTION

CITY OF MUSKEGON E 107.5 FT OF W 132.5 FT OF N 124 FT OF S 157 FT OF SE 1/4 OF SW 1/4 OF SE 1/4 SEC 21 T10N R16W EXC A TRIANGULAR PIECE IN SW COR 10FT ON APPLE AVE & 10 FT ON EVART ST

LEASE OVERVIEW

LEASE INFORMATION

Lease Type:	NNN
Terms:	24 - 60 Months
Tenant Provides:	Electric, Gas/Heat, Insurance, Phone, Sewer, Snow Removal, Taxes, Water
Landlord Provides:	Mechanical Systems Replacement
Renewal Option:	Yes

AVAILABILITY

SUITE	RENTABLE SF	RATE/SF/YR	MONTHLY RENT	CAM MONTHLY (\$2.20 PSF/YR)	TOTAL MONTHLY RENT
1	5,600	\$3.50	\$1,633.33	\$1,026.67	\$2,660.00



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LOCATION MAP

