LAKESHORE
COMMERCIAL REAL ESTATE

FOR SALE

115 & 121 Clover Avenue
Holland, MI 49423



Office / Commercial Building
53,000 SF | 8 Acres

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LISTING OVERVIEW

Clover Commercial Office Center, now available for a split property purchase. Clover Campus consists of 8 acres with 2 office buildings totaling 53,000 SF. Township has approved a split for the property to purchase one building with 4 acres and easement agreement to driveway access.

121 Clover Ave consists of one 2-story building with 22,800 SF. Interior is in very good condition with open space on the main floor and built out office space on the second floor. Each floor is approximately 11,400 SF with private break rooms and multiple bathrooms on each floor. Property has room for expansion.

115 Clover Ave consists of one 3-story building with about 26,200 SF. This property features over 8 acres of office campus, expansive windows in both private and open office areas, full breakrooms on each floor and over 164 parking spaces.

This property would be a great location for any physical therapy, sports medicine, massage therapy/spa, childcare facility and business office. Located on Clover Street just south of Chicago Drive and north of E 8th Street. This property also has frontage on US 31. Property is centrally located to the greater Holland/Zeeland area and is just minutes away from downtown Holland.

Sale Information

Total SF	53,000 SF
Sale Price	$5,700,000
Price per SF	$107.55/SF
Acreage	8 Acres
Terms	Cash/Conventional
APN	70-16-28-276-043
County	Ottawa
Taxing Authority	Holland Charter Township
Zoning	C-2
Taxable Value (2026)	$1,250,750
SEV (2026)	$2,903,400
RE Taxes (2025)	$61,229.82
Building Name	Clover Commercial Office Center

Number of Buildings	3
Floors	2 - 3
Year Built	1980
Year Renovated	2012
Parking	164
Ceiling Height	12’
Construction Siding	Brick
Construction Type	Masonry
Utilities:	
Power	Holland BPW
Water	Holland BPW
Sewer	Holland BPW
Gas	SEMCO Gas Co

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EXTERIOR PHOTOS (115 Clover Ave)








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EXTERIOR PHOTOS (121 Clover Ave)

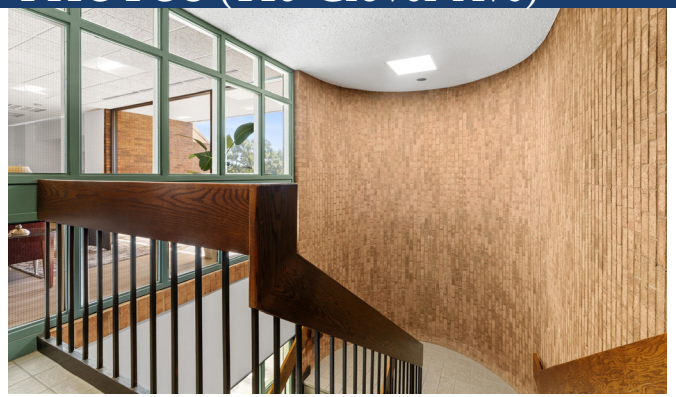







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PHOTOS (115 Clover Ave)





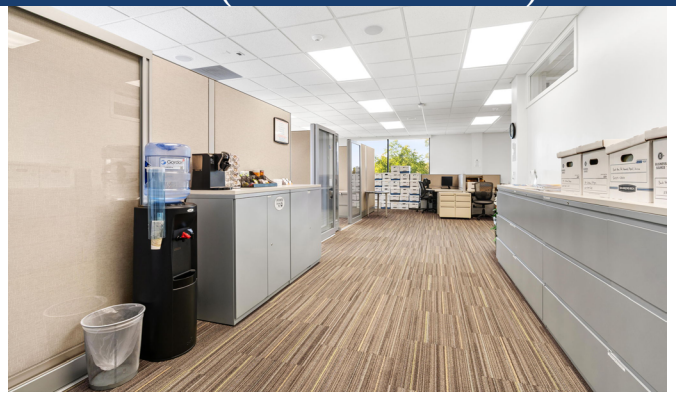






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PHOTOS (115 Clover Ave)





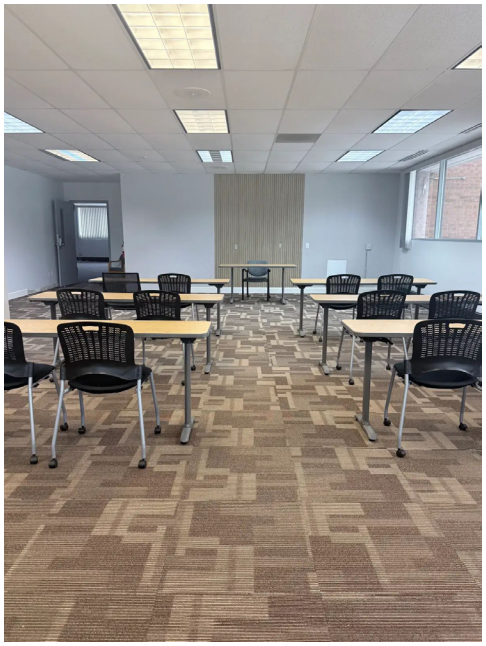


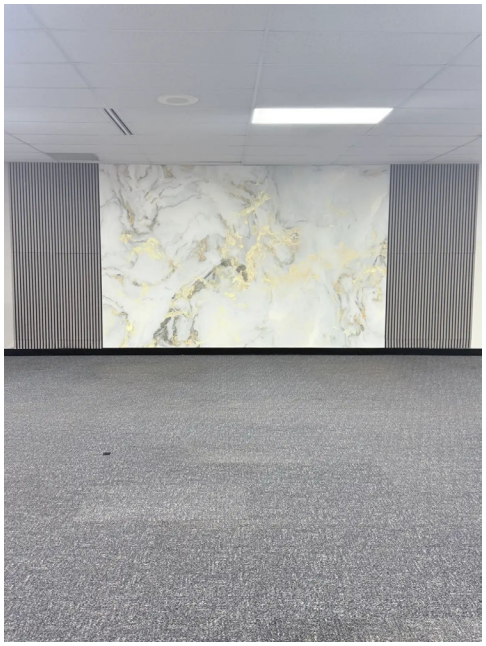




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PHOTOS (121 Clover Ave)



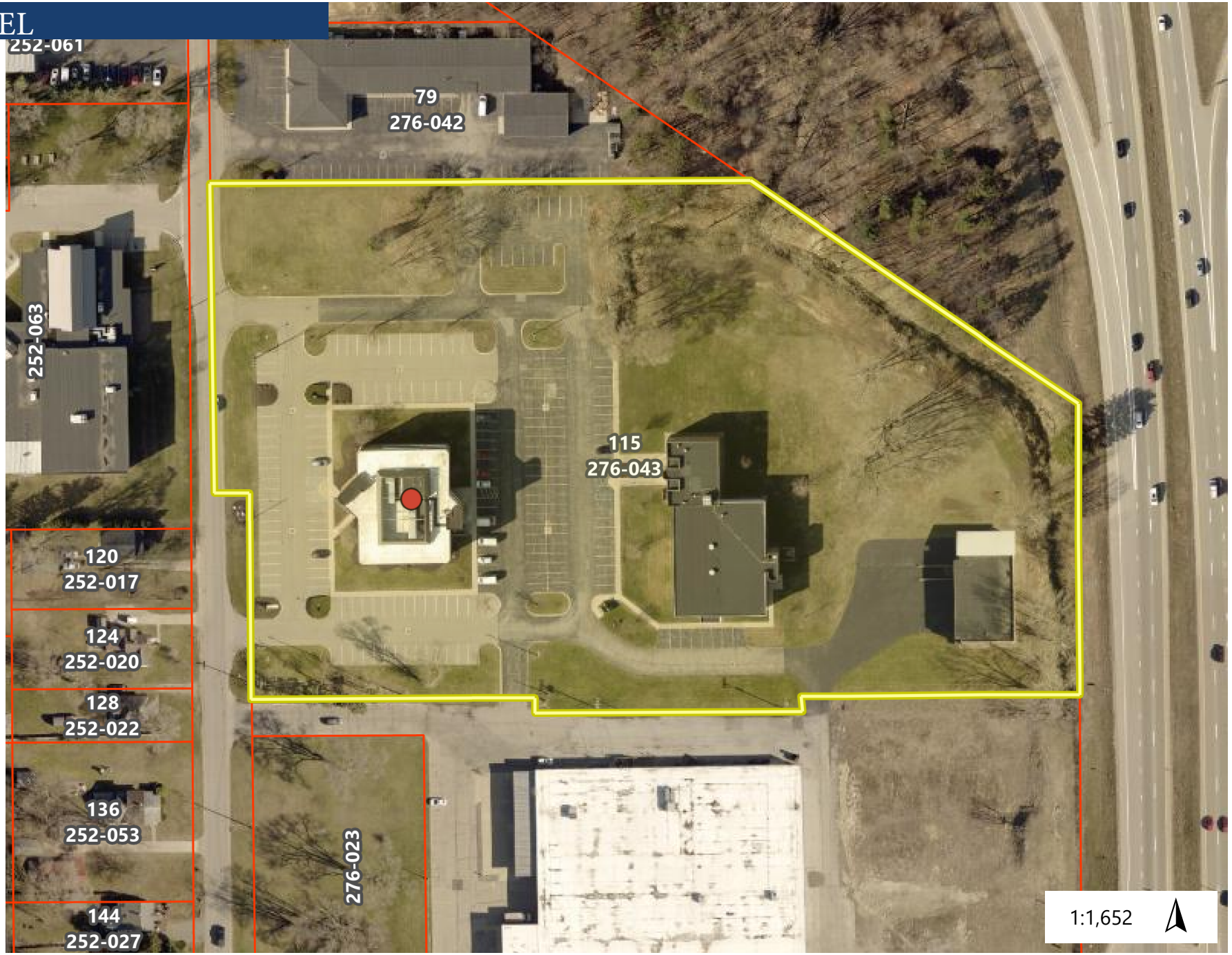






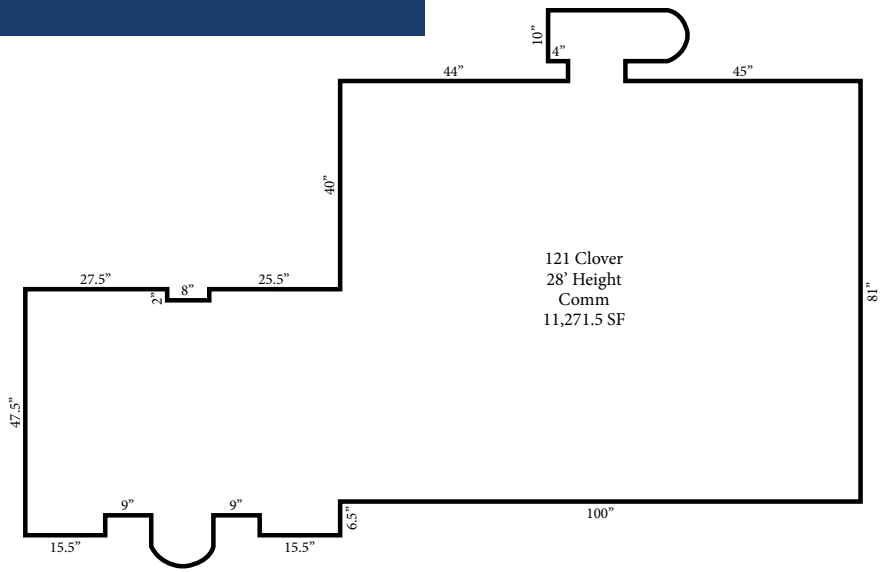
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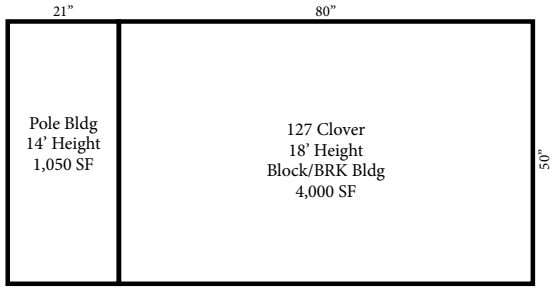
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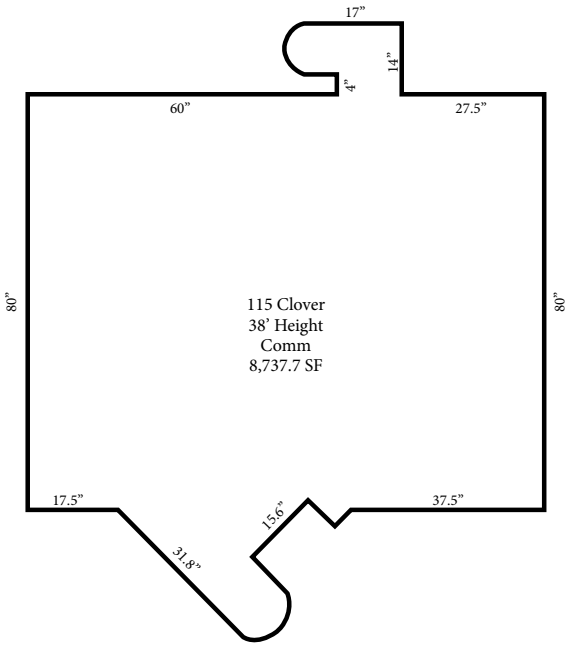


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LAYOUT







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AERIAL MAP



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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.