For Sale/Lease

Office

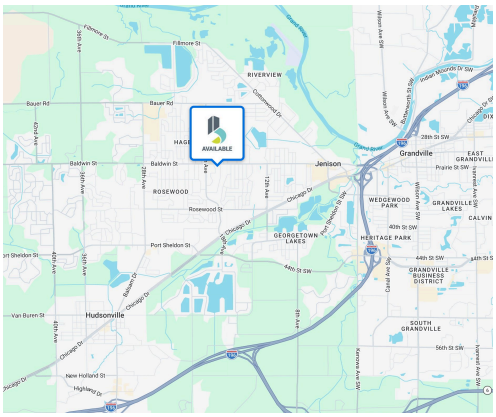


1832 & 1836 Baldwin St.

Jenison, MI 49428

Two adjacent office condos for sale and/or lease in the Pine Grove Professional Building on Baldwin Street in Jenison. Totaling 3,387 Sf, the condos are located on the East side of the building along the high-traffic Baldwin Street corridor, offering excellent visibility and ample on-site parking. Each condo features newer mechanical systems with a new roof, window treatments, and a monument sign coming soon. Formerly occupied by Jenison Psychological Services, the space includes reception and waiting areas, private offices, bathrooms, and lower-level office and storage space, making it well-suited for a variety of professional users.

Available SF	1,390-3,387 SF
Lease Rate	$12.50/SF/YR
Condo #1	$170,375.00
Condo #2	$251,502.50
Total Sale Price	$421,877.50



Highlights

- Condo #1: 1,390 Sf (960 Sf upstairs & 430 Sf finished downstairs)
- Condo #2: 1,997 Sf (1,472 Sf upstairs & 525 Sf finished downstairs)
- Great visibility on Baldwin Street
- Monument Signage available
- Ample on-site parking

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Property Details

1832 & 1836 Baldwin St., Jenison, MI 49428

Location Information

Address	1832 & 1836 Baldwin St.
City, State, Zip	Jenison, MI 49428
County	Ottawa

Building Information

Total Building Size	8,004 SF
Year Built	1984
Vacant	Yes
Signage	Monument
Former User	Psychology Offices

1832 Baldwin St. Jenison (#1)

Main Level Size	960 SF
Lower Level Size (Finished)	430 SF

1832 Baldwin St. Jenison (#2)

Main Level Size	1,472 SF
Lower Level Size (Finished)	525 SF

Property Information

Property Type	Office
Property Subtype	Healthcare
Zoning	Office (OS)
Lot Size	0.84 Acres
APN #	70-14-15-422-001 & 70-14-15-422-002
2025 Taxes	$7,009.35 ($2.07/SF)
Combined Assessed Values	$252,100
Combined Taxable Value	$151,345
Combined 2026 Condo Dues	$5,729.12 ($1.69/SF)
Lease Type	NNN

Parking & Transportation

# of Parking Spots	48 on Property
Traffic Counts	20,620 (AADT 2024)

Utilities & Amenities

Gas	DTE Energy
Water / Sewer	Georgetown Township
Power	Consumers Energy
Sprinkling	None
HVAC	Yes
ADA Compliant	Yes (Main Level)

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Exterior Photos

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Interior Photos

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Main Floor Floorplan

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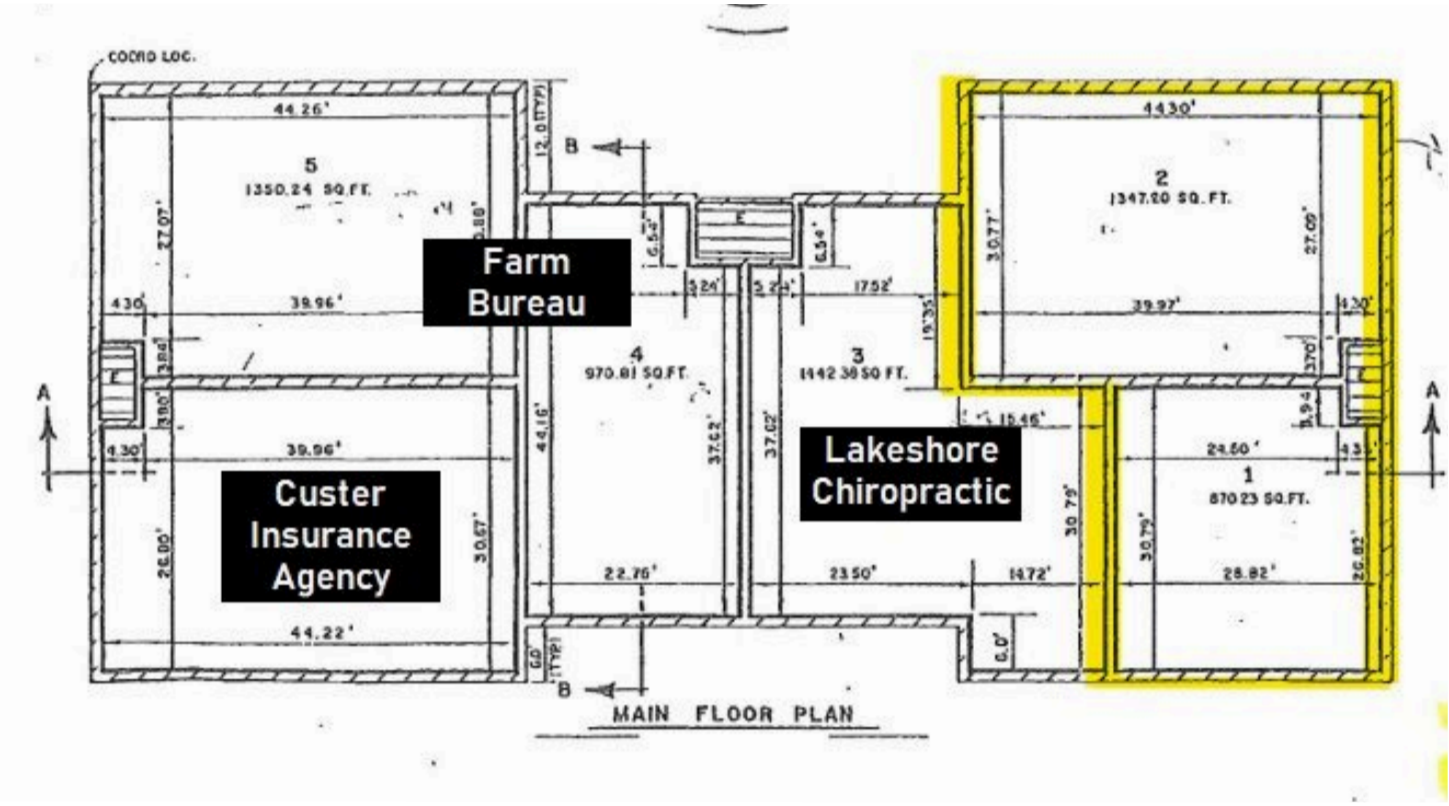

Spaces	Space Size	Lease Rate	Lease Type	Total Monthly	Sale Price
Condo #1	1,390 SF	$12.50/SF	NNN	$1,447.92/Month	$170,375.00
Condo #2	1,997 SF	$12.50/SF	NNN	$2,080.21/Month	$251,502.50
Condo #1 & #2	3,387 SF	$12.50/SF	NNN	$3,528.13/Month	$421,877.50

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Basement Floorplan

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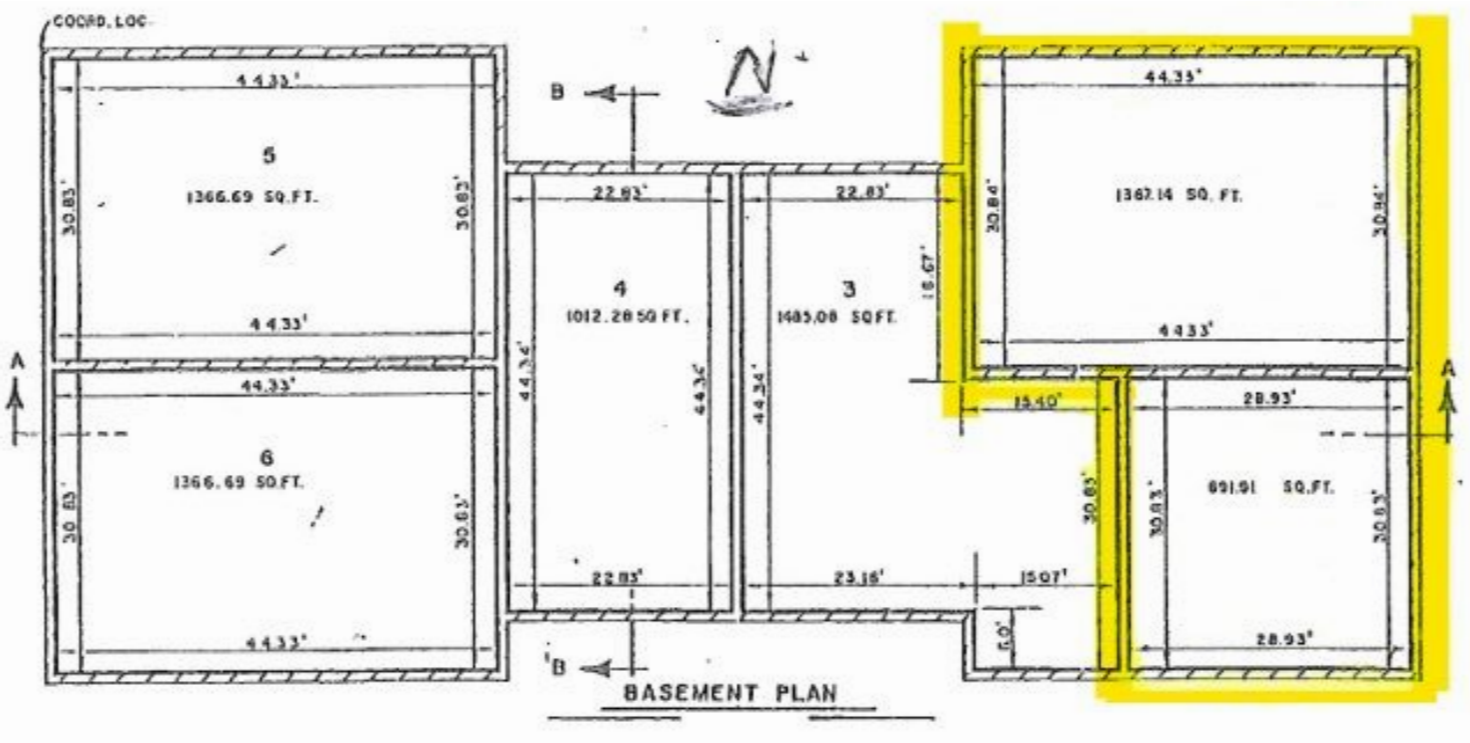

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Aerial Map

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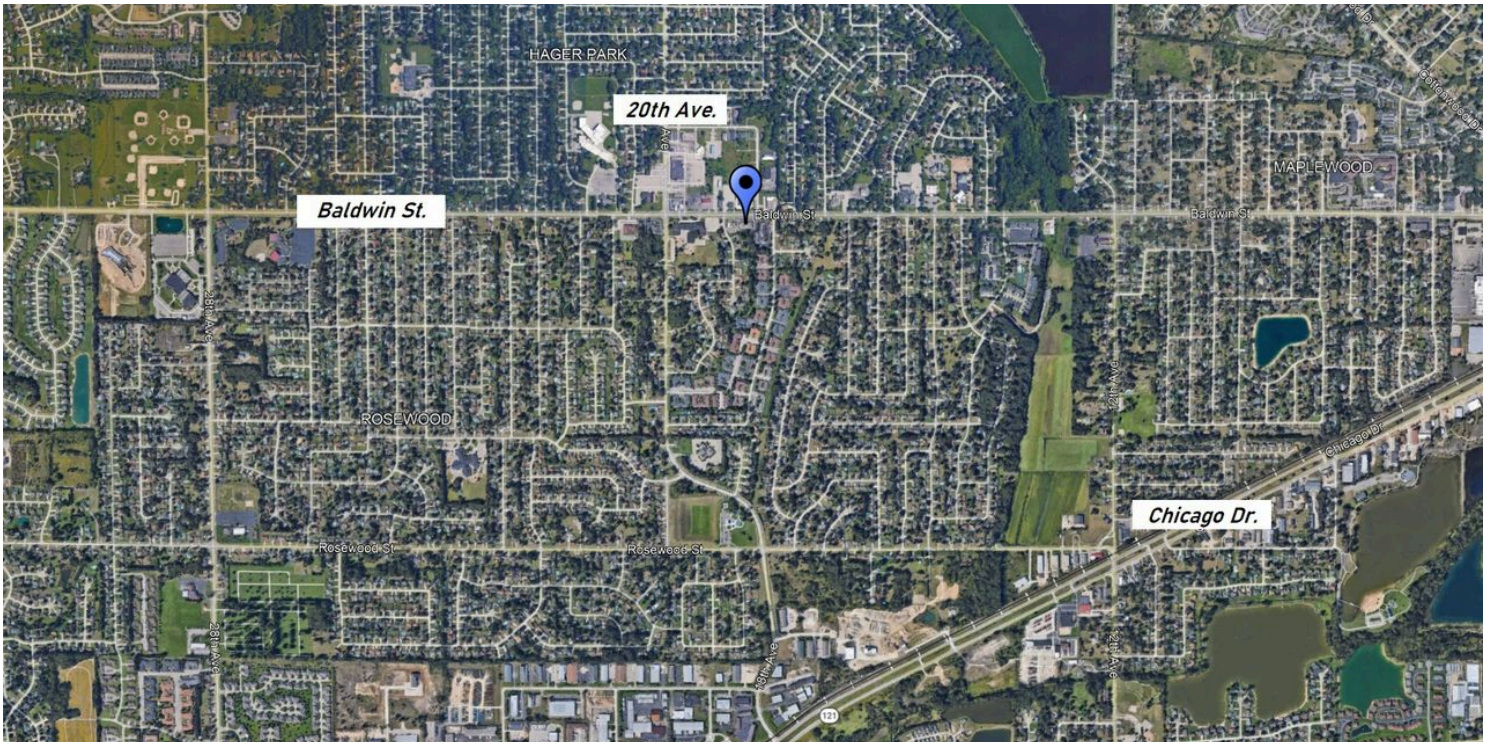

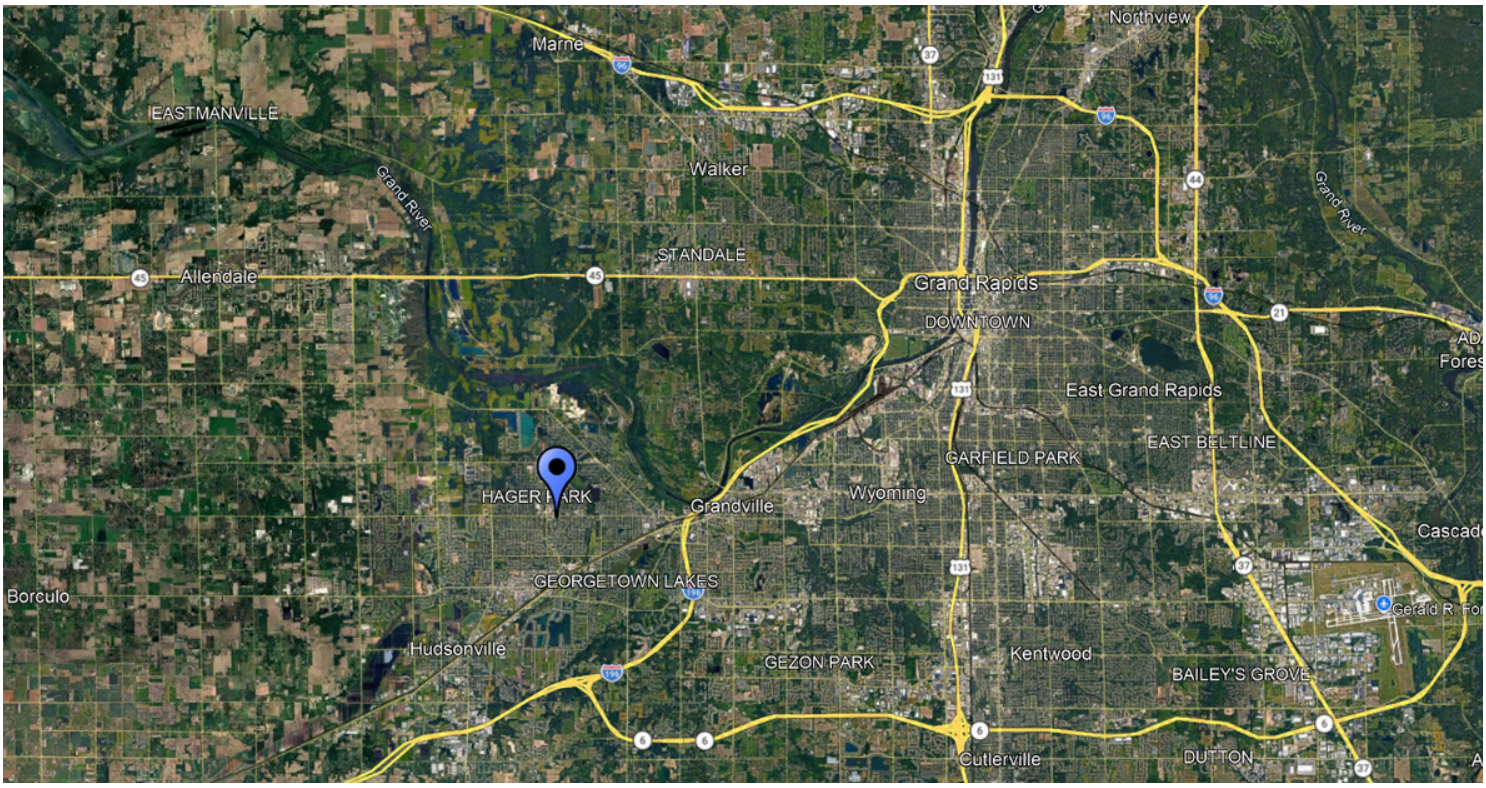

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