

SALE

LAND



3421 + 3425 WALKER AVE. NW



3421 + 3425 WALKER AVE. NW, GRAND RAPIDS, MI 49544

Google

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## PROPERTY OVERVIEW

Bradley Company is pleased to present this 9.04 combined acre development opportunity. Located ¼ of a mile north of I-96, this site offers an estimated ~3-4 buildable acres.

## PROPERTY HIGHLIGHTS

- 1/4th Mile North of I-96
- Growing corridor
- Estimated 3-4 buildable acres
- Flexible Commercial/Industrial zoning
- 14,271 Annual Average Daily Traffic (2024)

## SALE PRICE

\$950,000

## OFFERING SUMMARY

Lot Size:	9.04 Acres
Future Zoning:	Community Enterprise
Market:	Kent County

**BRADLEY COMPANY**  
220 Lyon St. NW, Suite 400  
Grand Rapids, MI 49503  
616.254.0005

**CASE OVERWEG**  
Vice President  
616.540.4924  
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**JORDAN WENZEL**  
Advisor  
616.206.7658  
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BRADLEYCO.COM



# PROPERTY DETAILS

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Sale Price

\$950,000

## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Commercial
Current Zoning	Light Industrial, Commercial, Agriculture
Future Zoning	Community Enterprise
Lot Size	9.04 Acres
Buildable Acreage	~3-4 Acres
APN #	41-13-04-226-028
APN #	41-13-04-226-037
MLS #	55588
Traffic Count (AADT)	14,271

## UTILITIES & AMENITIES

Sanitary Sewer	Yes
Water Main	Yes

## LOCATION INFORMATION

Street Address	3421 + 3425 Walker Ave. NW
City, State, Zip	Grand Rapids, MI 49544
County	Kent County
Market	Walker Ave/I-96
Truck Route	Yes

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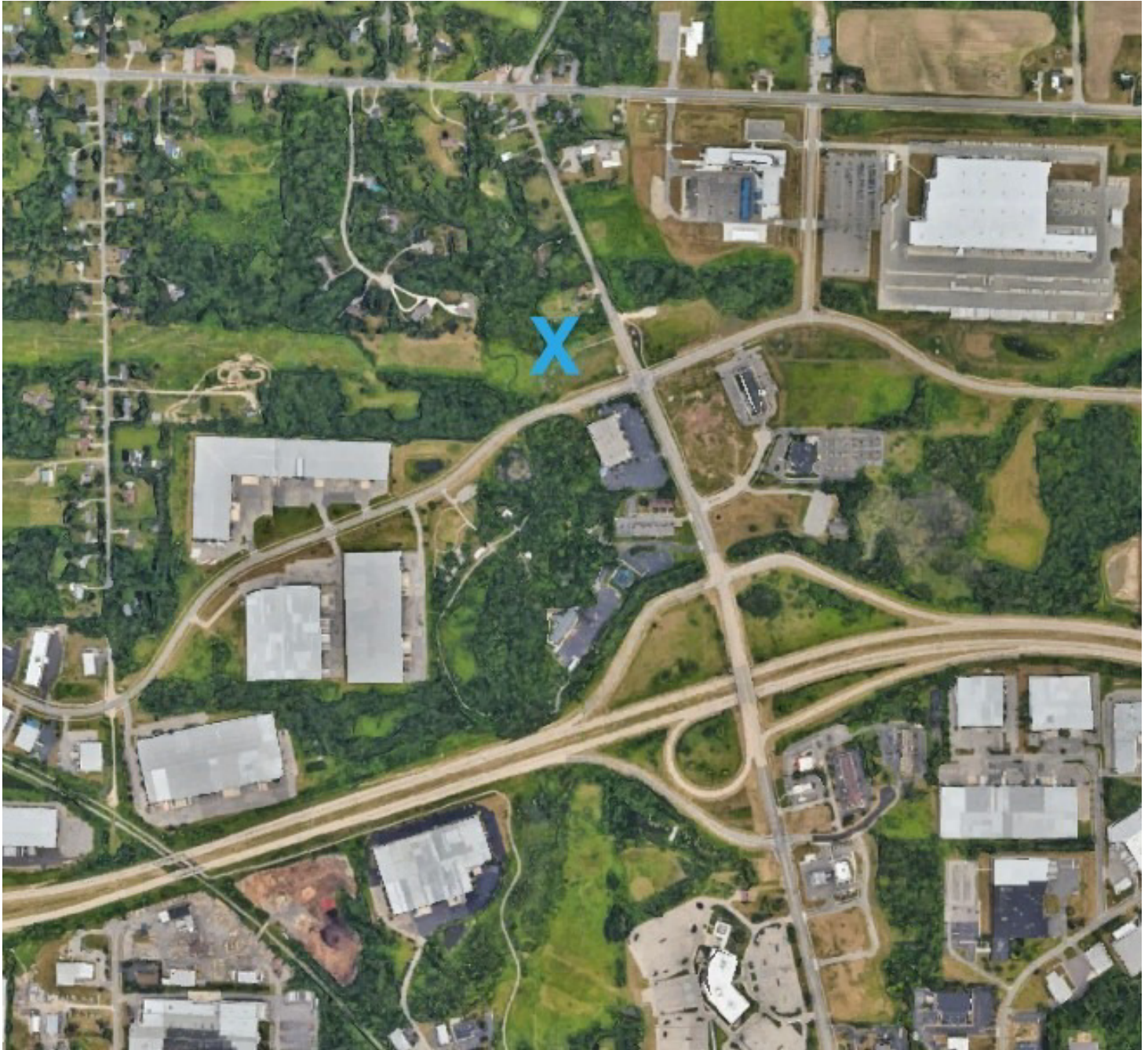




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Legend	
	A, Single Family Residential
	A2, Duplex, Two Family Residential
	AA, Agricultural
	ARM-DIST1, Arm Residential
	ARM-MULT, Arm Multiple Family
	C-1, Local Commercial
	C-2, General Commercial
	CPUD, Commercial Planned Unit Development
	I-1, Light Industrial
	I-2, General Industrial
	IPUD, Industrial Planned Unit Development
	MPUD, Mixed Planned Unit Development
	ORP, Office, Research and Parking
	P-SP, Public/Semi-Public
	RMT, Mobile Home or Trailer Park
	ROW, Right-of-Way
	RPUD-1, Residential Planned Unit Development
	RPUD-2, High Density-Residential Planned Unit Development
	RPUD-3, Extra Density
	S, Suburban Residential Single Family
	SA, Suburban Residential Single Family
	Overlay Districts - Standale, Alpine, and Remembrance

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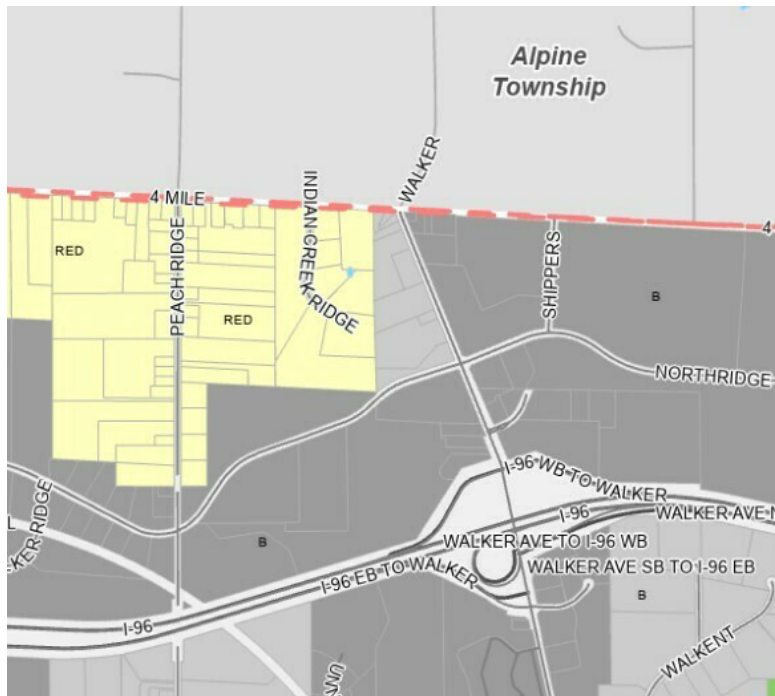




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## LEGEND

	Neighborhood Boundary		Enterprise - E
	Transit Oriented Development		Business/Residential (8-12 Units/Acre) - BR (8-12)
	Neighborhood Preservation - NP		Neighborhood Corridor - NC
	Rural Residential (0-1 Units/Acre) - RR		Neighborhood Node - NN
	Cluster Residential (0-1 Units/Acre) - CR		Urban Corridor - UC
	Residential Growth (2-4 Units/Acre) - RG (2-4)		Retrofit Mixed Use - RMU
	Residential Growth (4-8 Units/Acre) - RG (4-8)		River Enhancement - RE
	Residential Growth (8-12 Units/Acre) - RG (8-12)		City Municipal - CM
	Community Enterprise - CE		School - S
			Park/Open Space - P/OS
			Preserved Open Space Overlay
			Lakes, Rivers, Streams, Drains

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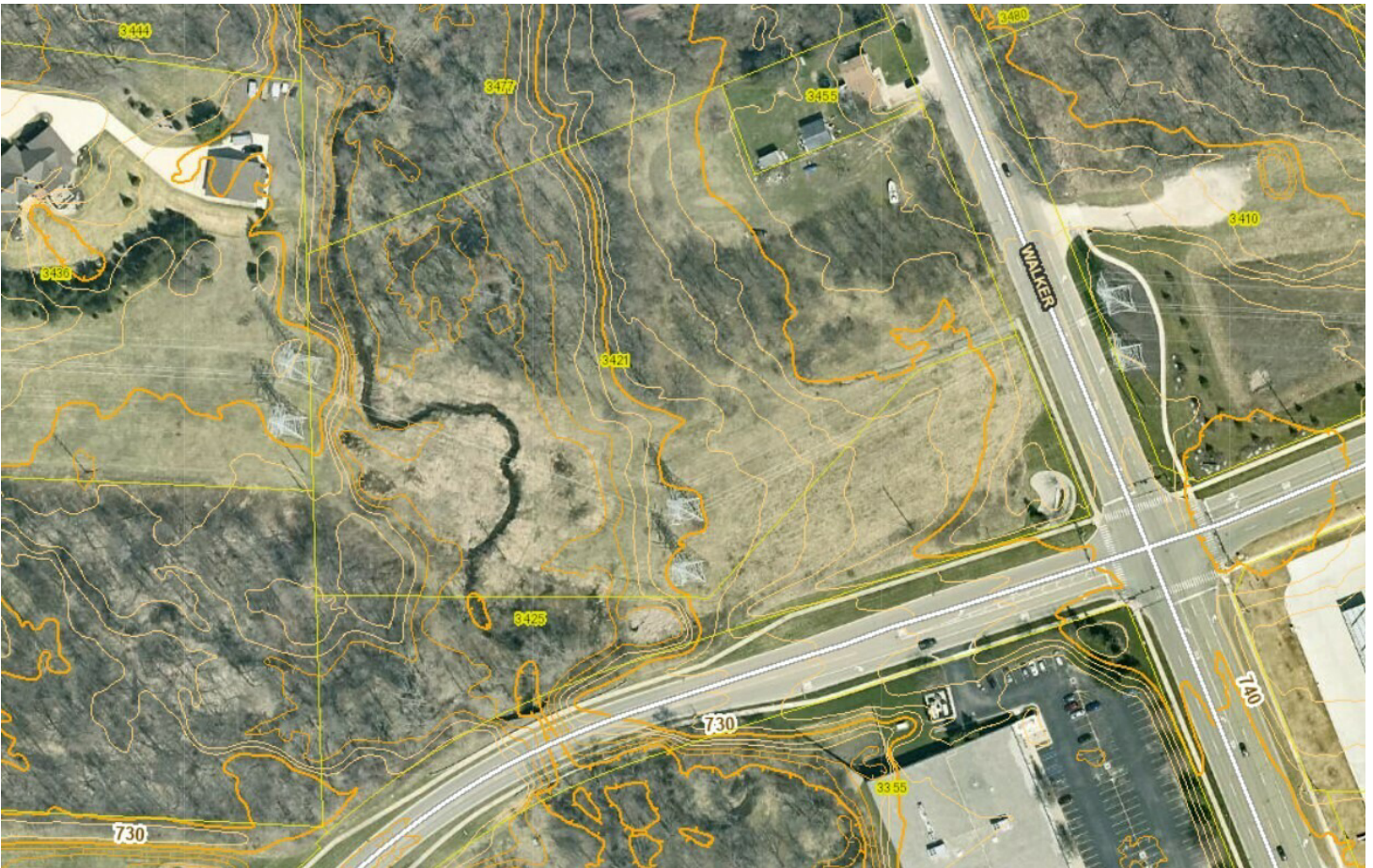




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# RETAILER MAP

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