

FOR SALE/LEASE

First Floor Condo

166 S River Ave
Holland, MI 49423

6,680 SF of Commercial condo available for sale and lease; prime location on the corner of River Avenue and West 7th Street, downtown Holland. Parking available in the front of the building on River Avenue. Newly added door for retail clients.



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COMMERCIAL CONDO

6,680 SF

www.LakeshoreCommercial.com
44 East 8th Street, Suite 510 | Holland, MI 49423 | 616.394.4500

SALE INFORMATION

Sale Price	\$1,390,000
Available SF	6,680 SF
Price per SF	\$208/SF
Terms	Cash/Conventional
Property Type	Condo
Taxing Authority	City of Holland
County	Ottawa
Year Built	1925
Zoning	F-CDT
APN	70-16-29-176-019

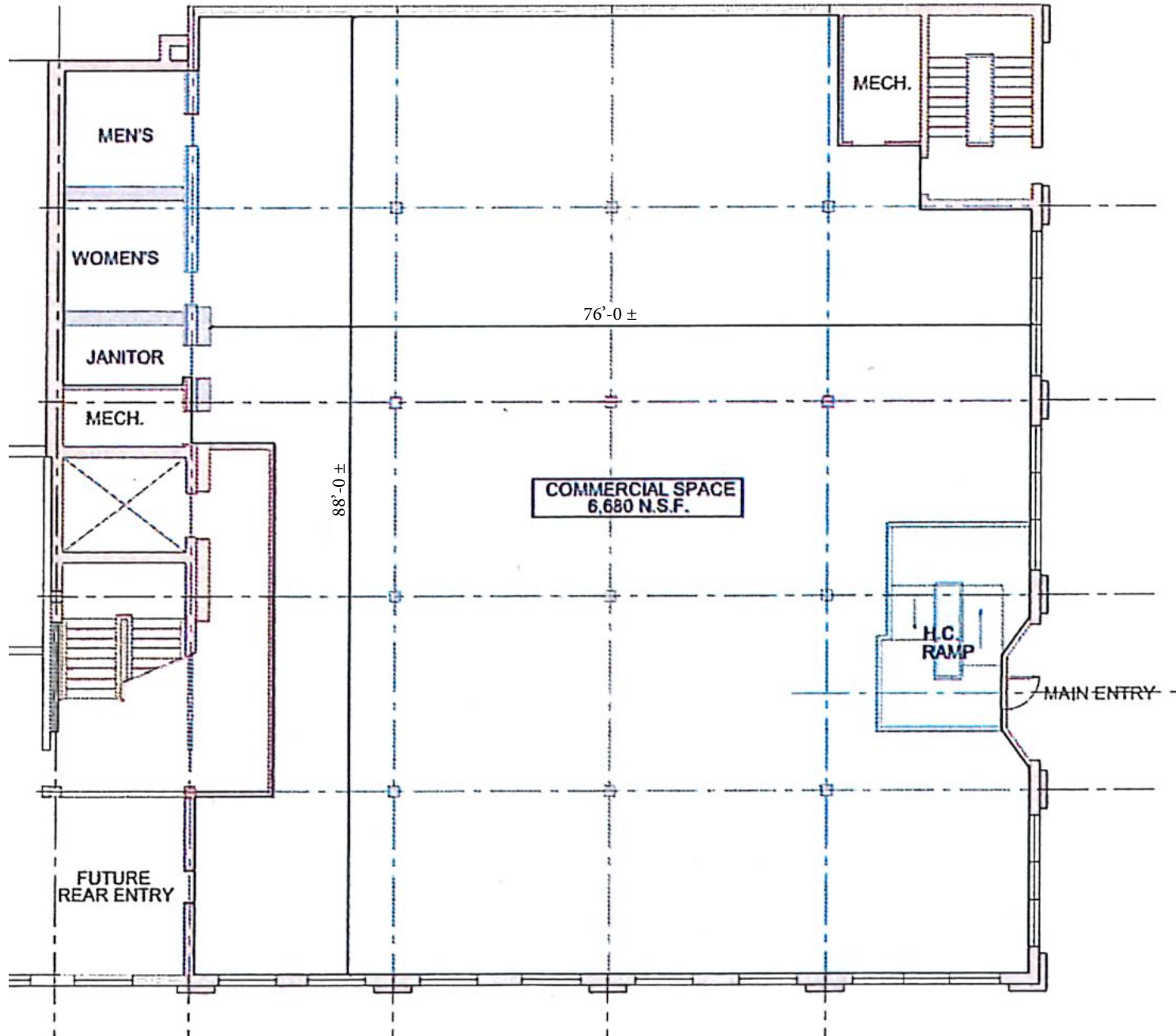
LEASE INFORMATION

Lease Price	\$18.00 + NNN
Available SF	6,680 SF
Price per SF	\$10,020 + NNN
Lease Type	Triple Net
Terms	60-120 Months

BUILDING HIGHLIGHTS

- AADT Traffic Count (2024 - One Way Street) •
- S River Ave (Between W 6th & W 7th Street): 15,071
- Great location on S River Avenue between •
- W 6th Street, and W 7th Street
- City parking lot diagonal of the property •
- on the east side of River Ave
- Public parking in front of building •
- Close in proximity to US-31 and Chicago Drive •
- Near many shops, restaurants, and other businesses •
- Snow melt system downtown Holland •
- Basement (8ft wall height) •
- Average story height (13ft) •

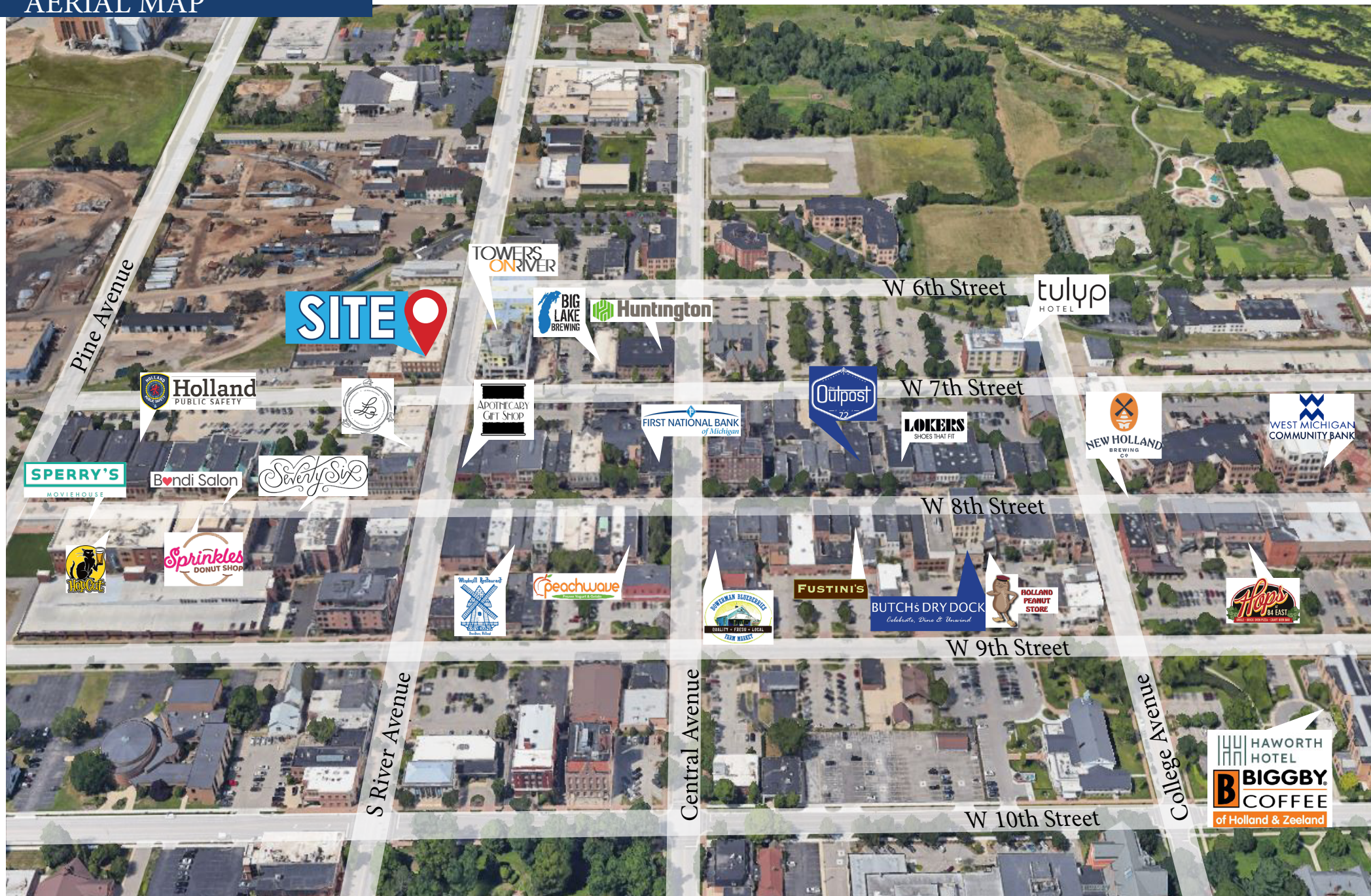
PHOTOS



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AERIAL MAP



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.