



COMMERCIAL FOR SALE

2243 Port Sheldon St, Jenison, MI

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LISTING INFORMATION

2243 Port Sheldon St, Jenison, MI

This outstanding commercial opportunity on Port Sheldon Street offers an ideal blend of retail visibility, professional office space, and functional warehouse capability in one well-maintained facility. Spanning 21,420 square feet, the building features a 5,040-square-foot office and showroom area currently built out as the Advanced Interiors cabinet showroom, complete with high-end finishes and a polished presentation environment. The 16,048-square-foot warehouse provides ample ceiling height, open layout, and generous power capacity to accommodate a wide range of operational needs. With five overhead doors and one loading dock, logistics are streamlined for efficiency and accessibility.

Situated in Georgetown Township, MI, this property offers excellent frontage and visibility on Port Sheldon Street, a high-traffic corridor ideal for retail, showroom, contractor, or office users. The site delivers strong curb appeal, convenient parking, and flexible configurations to support a variety of business models — from service and distribution to retail display. Combining visibility, functionality, and quality construction, this property stands out as a premier opportunity for businesses seeking both a professional image and operational efficiency in a prime West Michigan location.

21,420

TOTAL SF

\$2,150,000

SALE PRICE

1.56

ACRES



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AVAILABLE AREA	21,420 SF
OFFICE SF	5,040 SF
WAREHOUSE SF	17,016 SF
PRICE/SF	\$100.37/SF
ACREAGE	1.56 ACRES

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,334	15,052	10,902
MEDIAN AGE	37	36	36
HOUSEHOLDS	6,528	6,030	4,019
MEDIAN INCOME	\$86,063	\$92,798	\$95,057



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BUILDING 1 FLOOR PLAN

2243 Port Sheldon St, Jenison, MI

8,384

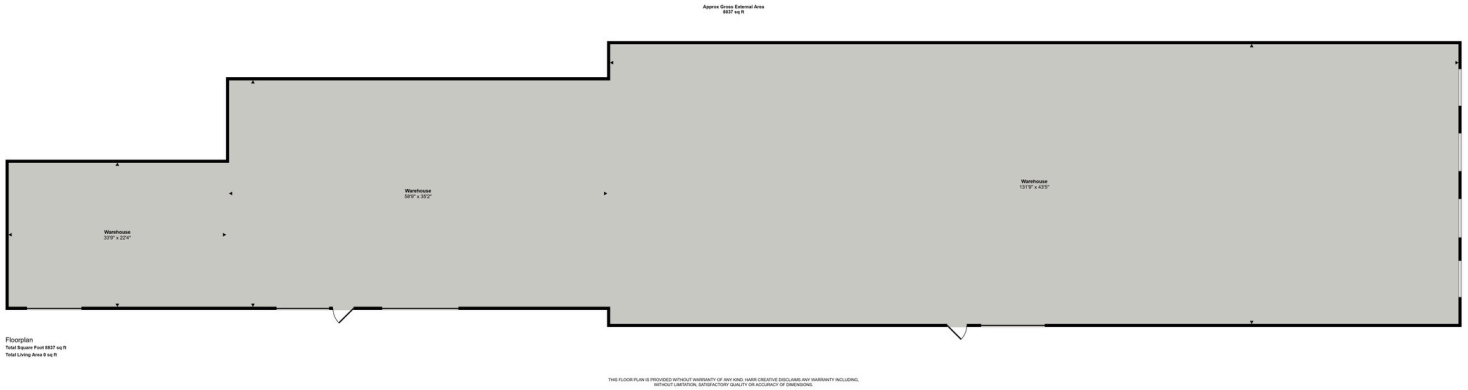
OFFICE/SHOWROOM SF

3,856

WAREHOUSE SF



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BUILDING 2 FLOOR PLAN

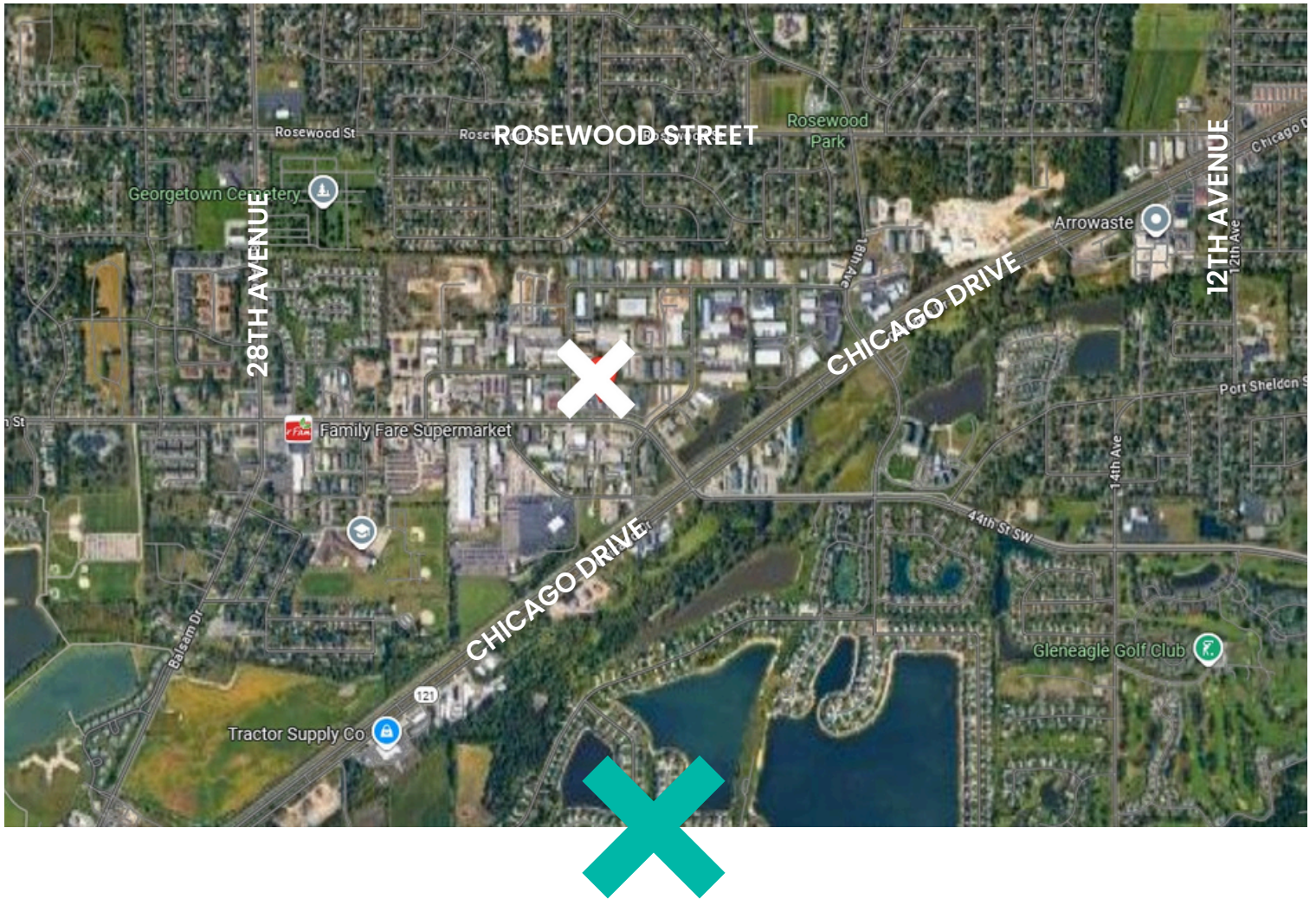
2243 Port Sheldon St, Jenison, MI

9,192

WAREHOUSE SF



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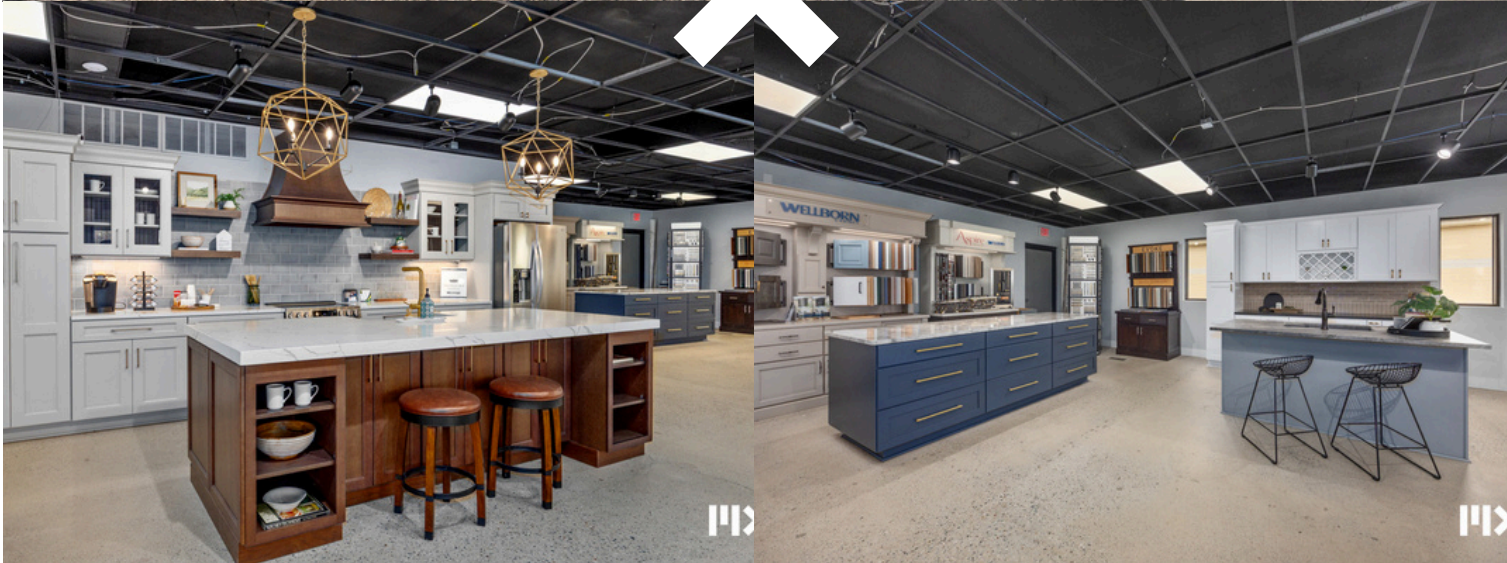
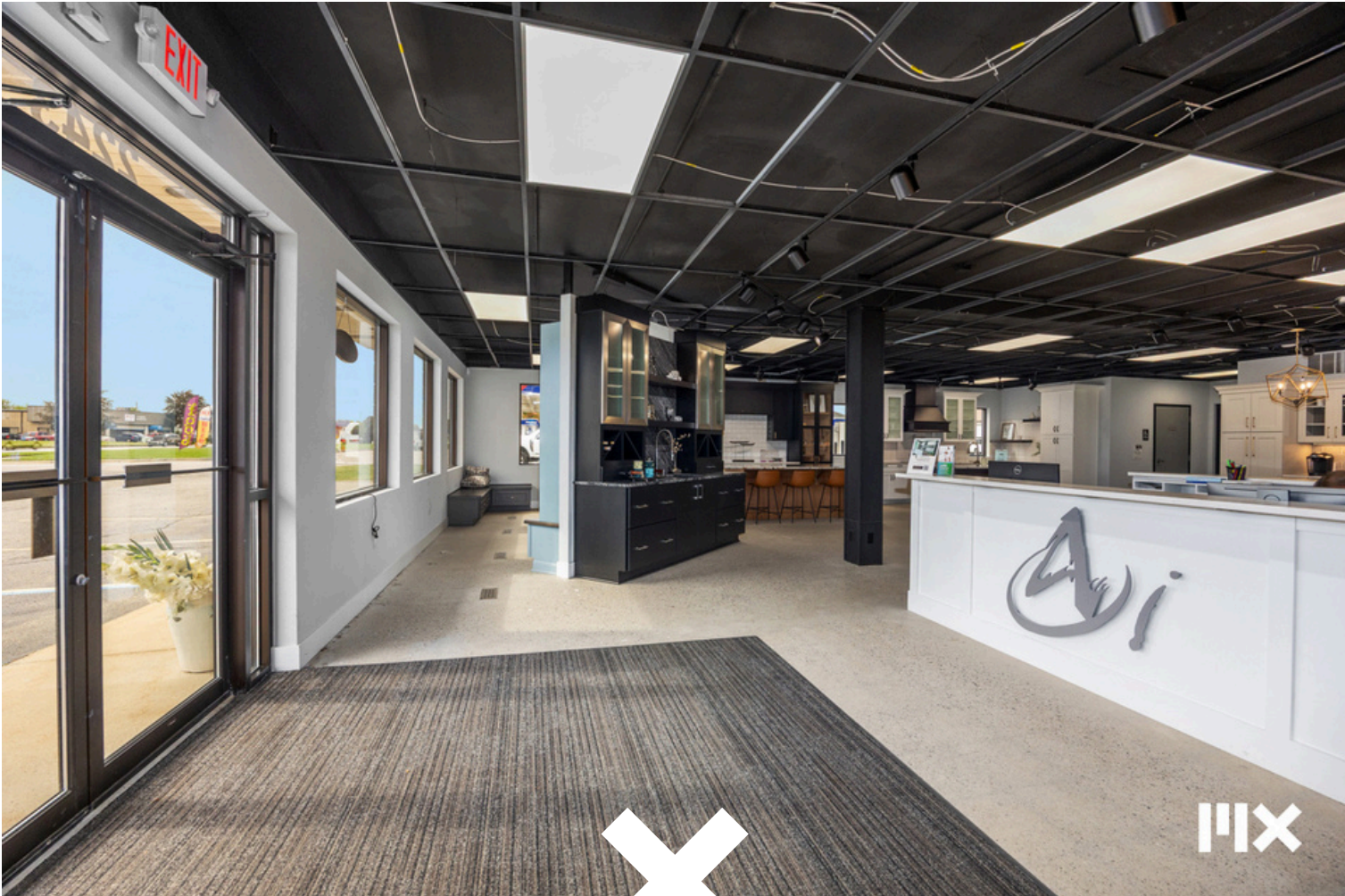


AERIAL MAPS

2243 Port Sheldon St, Jenison, MI



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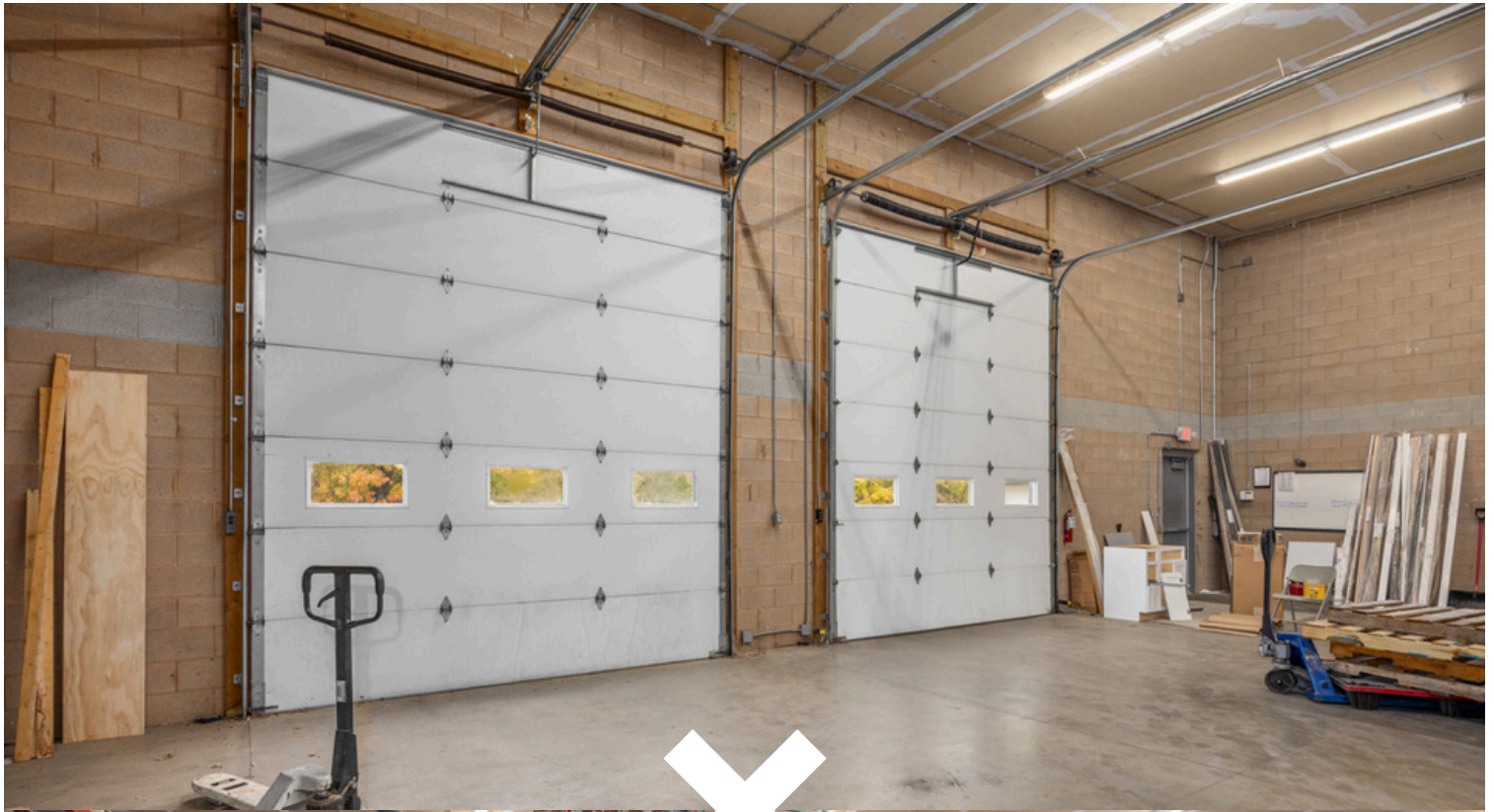


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CONTACT

MOXIE IS READY TO MOVE YOU FORWARD.



MOXIE

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MOXIE Holdings, LLC DBA MOXIE Real Estate + Development (hereinafter referred to as "MOXIE") has prepared this Offering Memorandum (the "Memorandum") for informational purposes only. The information contained herein has been obtained from sources believed to be reliable; however, MOXIE makes no representations or warranties, express or implied, as to the accuracy or completeness of such information. All potential investors, tenants, buyers and/ or recipients of this Memorandum are hereby notified to conduct their own independent due diligence and verification of all information contained within. MOXIE shall not be liable for any errors or omissions in the information, or for any damages (whether direct, indirect, consequential, incidental, special, punitive, or otherwise) arising out of or in connection with the furnishing, use of, or reliance upon this Memorandum. This Memorandum is not intended to be, and should not be construed as, an offer to sell or a solicitation of an offer to buy any security or interest in any real estate. This Memorandum is presented in good faith and to the best of MOXIE's knowledge and understanding.

NEIGHBORHOOD SERVICE COMMERCIAL ZONING

This District is intended to permit local retail business and service uses which are desirable to serve the residential areas of the Township. In order to promote good business development so far as is possible at an appropriate scale to adjoining residential areas, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic, or late hours of operation. The intent of this District is also to encourage the concentration of business uses, to the mutual advantage of both the consumers and merchants, consistent with the intent of the Township Land Use Plan, and thereby avoid the encouragement of marginal business throughout the community.

PERMITTED USES

Land and/or buildings in this District may be used for the following purposes by right:

1. Any permitted use in the OS District.
2. Any Retail or Wholesale Business whose principal activity is the sale of merchandise within an enclosed building.
3. Assembly buildings including dance pavilions, auditoriums, churches, and private clubs.
4. Public or private business schools or colleges.
5. Health and physical fitness salons.
6. Restaurants, clubs and other drinking establishments which provide food and drink for consumption on the premises, excluding drive-through restaurants. (revised 6/25/18)
7. Drive-through businesses including banks, dry cleaning pick-up stations and other similar uses.
8. Mortuaries and funeral homes provided the minimum lot area shall be one acre with a minimum width of one hundred and fifty (150) feet and the site shall front upon an arterial or collector street.

(section revised 3/28/16)

USES REQUIRING SPECIAL LAND USE APPROVAL

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

1. Vehicle service stations.
2. Deleted 6/11/18.
3. Commercial soil removal.
4. Vehicle Wash Establishment
5. Commercial radio and television and wireless communication towers.
6. Adult Foster Care Congregate Facility.
7. Veterinary hospitals, clinics, and kennels.
8. Drive-through restaurants.
9. Restaurants having a distillery, brewery or winery on the same site. (revised 6/25/18)

(section revised 3/28/16)

