

5380 Cascade Rd SE
Grand Rapids, MI 49546



\$1,500,000
Sale Price



\$108,248
NOI



7.22%
Cap Rate

INVESTMENT OPPORTUNITY

5380 Cascade Rd is a 10,000 SF, two-story office building located along Cascade Road, which continues to be a coveted office corridor. This fully occupied office building features three suites, one top floor suite has already been built out for medical use, and the rest of the building is well suited to it if desired. Each floor is equipped with private offices and conference rooms. The building has great landscaping and a well-maintained and clean façade, making this building a highly desired asset.

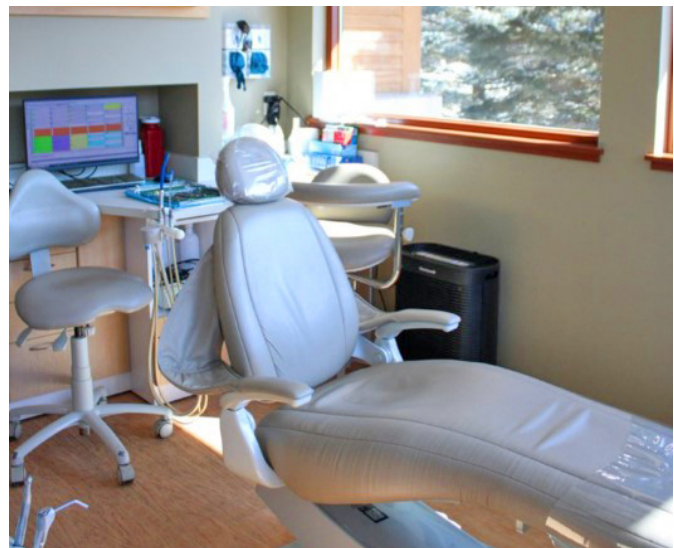
CONTACT

MICHAEL VISSER
direct 616 327 2617
mobile 616 262 7591
Michael.Visser@AdvantageCRE.com

MARK ANSARA
direct 616 327 2611
mobile 616 745 9290
Mark.Ansara@AdvantageCRE.com

TYLER SCHEWE
direct 616 327 2619
mobile 734 536 8898
Tyler.Schewe@AdvantageCRE.com

5380 Cascade Rd SE
Grand Rapids, MI 49546



INVESTMENT OVERVIEW

This two-story office building is currently occupied by three tenants, with two tenants on the main floor, and a third on the garden level below. All tenants are currently on NNN leases, providing minimal landlord responsibility. The current tenants are all well below market rates, providing a clear path to increasing the property value in the future.



LOCATION OVERVIEW

Strategically positioned along Cascade Road SE, the property benefits from being in one of the premier office corridors in the Grand Rapids market. This highly desirable submarket is characterized by strong tenant demand, established professional services, and long-term stability.

The asset is located at the entrance to the Watermark Center, offering visibility and prestige within a well-recognized business destination. With a combination of accessibility, visibility, and placement within a proven office corridor, this location supports long-term tenant retention and positions the asset as a compelling investment opportunity.

5380 Cascade Rd SE
Grand Rapids, MI 49546



MICHAEL VISSER
direct 616 327 2617
mobile 616 262 7591
Michael.Visser@AdvantageCRE.com



MARK ANSARA
direct 616 327 2611
mobile 616 745 9290
Mark.Ansara@AdvantageCRE.com



TYLER SCHEWE
direct 616 327 2619
mobile 734 536 8898
Tyler.Schewe@AdvantageCRE.com



3333 Deposit Drive NE, Suite 100
Grand Rapids, MI 49546
www.AdvantageCRE.com
616 327 2800