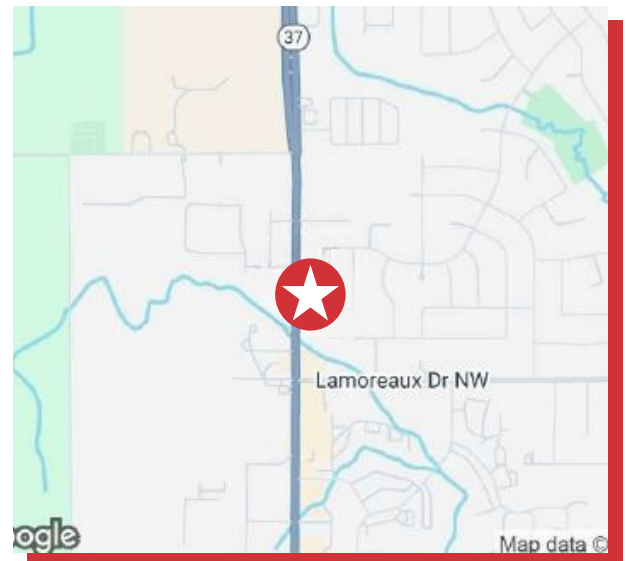




4560 ALPINE AVE NW COMSTOCK PARK, MI 49321

- No Deed Restriction former Bank For Sale
- Excellent Visibility
- 2,678 SF plus Lower Level
- Elevator
- Lower Level Breakroom, Bathrooms, Record Storage



FOR MORE INFORMATION, CONTACT:

DOUG TAATJES, SIOR, CCIM

C: 616.292.1828

doug@naiwwm.com



naiwwm.com | 616.776.0100

PROPERTY OVERVIEW

FOR SALE
FORMER BANK

Excellent visibility on Alpine Ave. Building consists of 2,678 SF main level plus a finished basement served by an elevator. The building was previously used as a bank with private offices and open interior space.

PROPERTY INFORMATION

Location:	Located on Alpine between Lamoreaux Dr and Wheaton Dr
Total Building Size:	2,678 SF
Year Built / Renovated:	1973 / 2010
Acreage:	1.04 acres
Signage:	Pylon
Parking:	Surface, On-Site
Zoning:	C-2
It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.	



 **4560 ALPINE AVE NW**
COMSTOCK PARK, MI 49321

NAI Wisinski of
West Michigan

BUILDING OVERVIEW

FOR SALE
FORMER BANK

OFFICE INFORMATION

Office SF:	2,678 SF
Floors:	2
Main Floor:	2,678 SF
Lower Level:	
HVAC:	Package Heating and Cooling
Ceiling Height:	9'
Kitchenette:	Yes
Restrooms:	Yes
Security Systems:	Yes
Elevator:	1



We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

 **4560 ALPINE AVE NW**
COMSTOCK PARK, MI 49321

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SALE OVERVIEW

FOR SALE
FORMER BANK

SALE INFORMATION

Sale Price:	~~\$1,095,000.00~~ \$995,000.00
Per SF:	~~\$408.89~~ \$371.55
Municipality:	Alpine Township
PPN:	41-09-25--351-019
SEV (2026):	\$426,300
Taxable Value (2026):	\$320,643
Summer Taxes (2026):	\$14,774.92
Winter Taxes (2025):	\$2,600.69
Total Taxes:	\$17,375.61



 **4560 ALPINE AVE NW**
COMSTOCK PARK, MI 49321

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EXTERIOR

FOR SALE
FORMER BANK

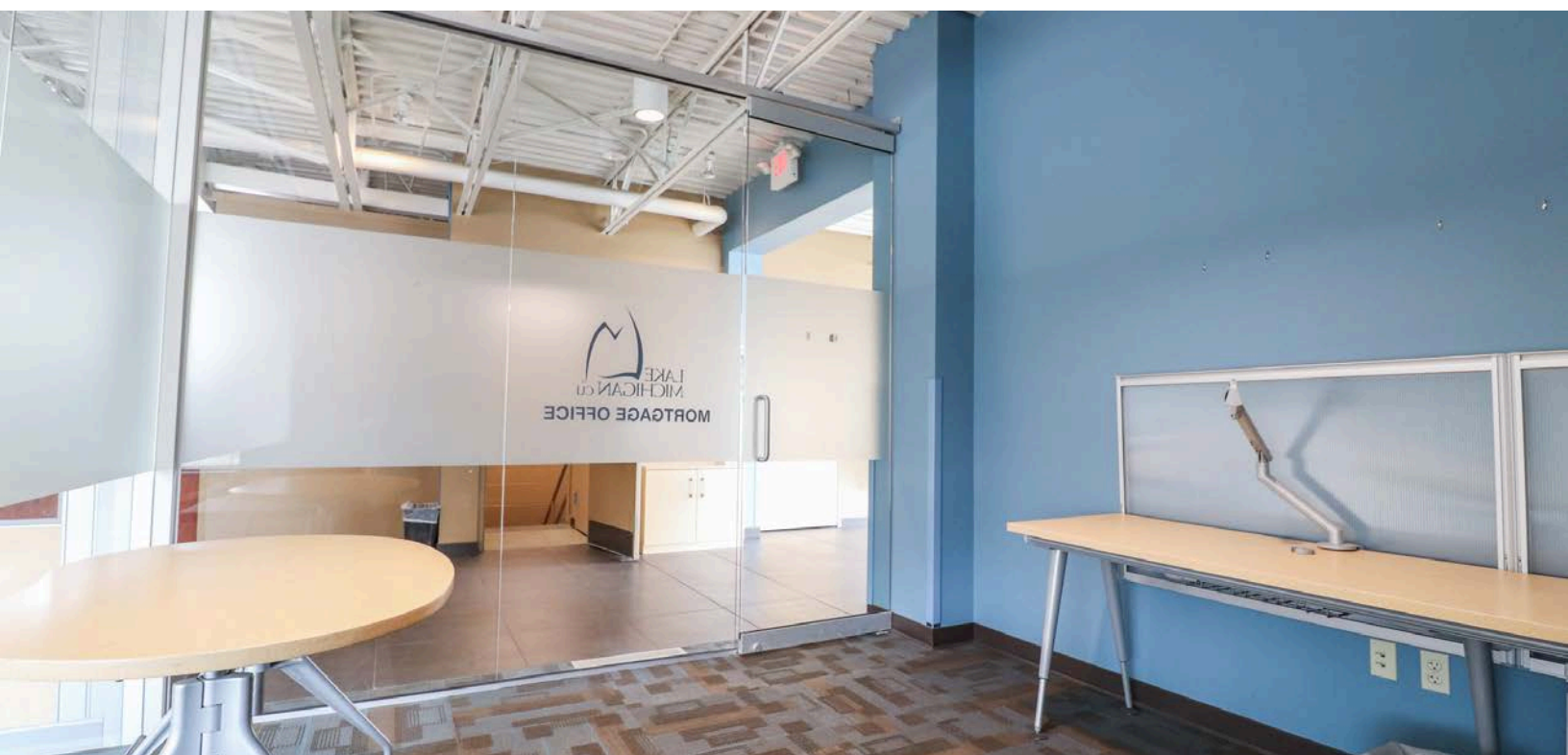
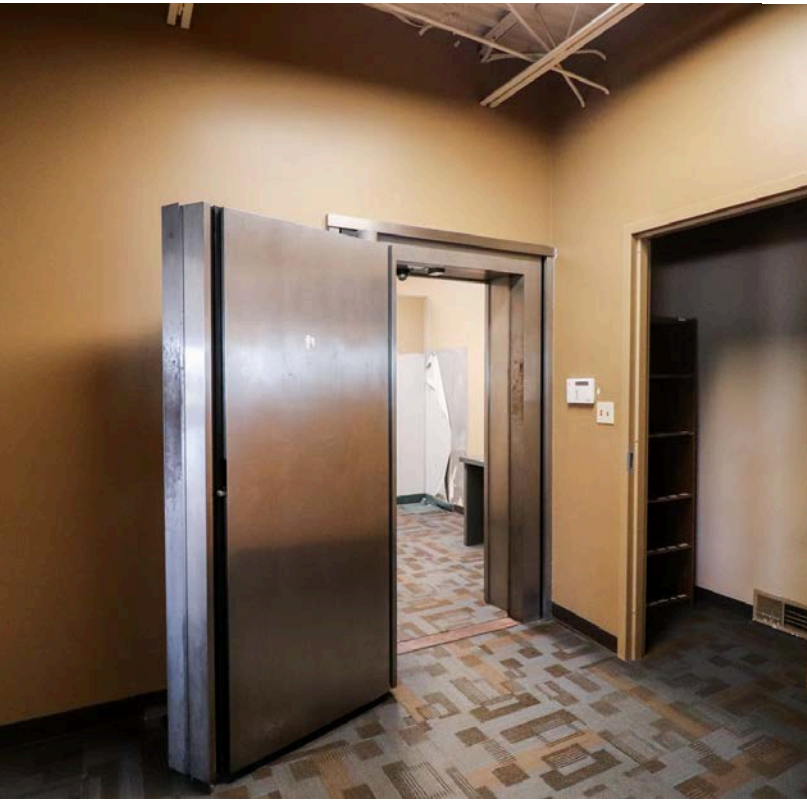


 **4560 ALPINE AVE NW**
COMSTOCK PARK, MI 49321

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INTERIOR

FOR SALE
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 **4560 ALPINE AVE NW**
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MECHANICAL

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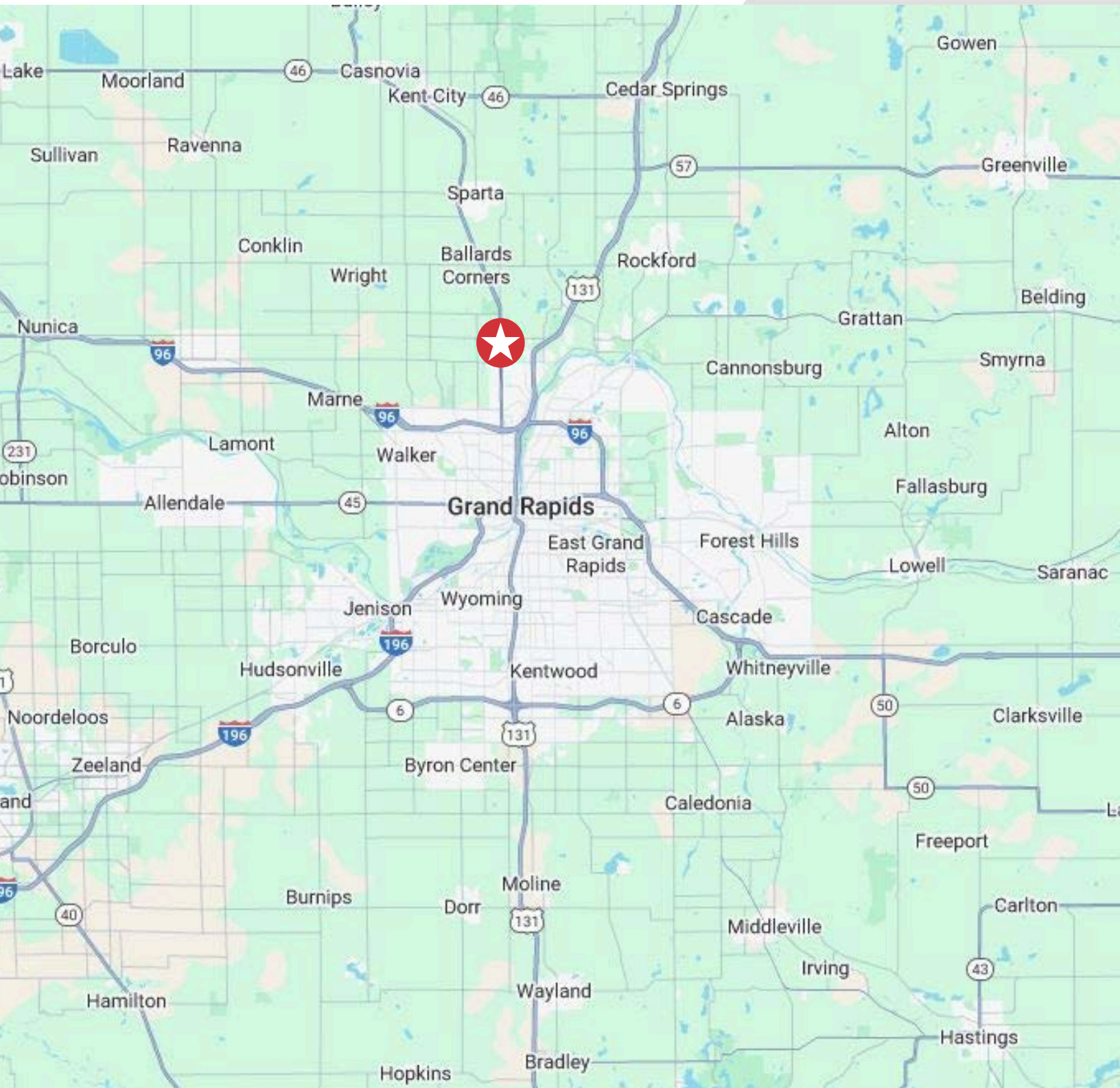


 **4560 ALPINE AVE NW**
COMSTOCK PARK, MI 49321

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LOCATION MAP

FOR SALE
FORMER BANK



 **4560 ALPINE AVE NW**
COMSTOCK PARK, MI 49321

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PARCEL MAP

FOR SALE
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 **4560 ALPINE AVE NW**
COMSTOCK PARK, MI 49321

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DEMOGRAPHICS

FOR SALE
FORMER BANK

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,109	18,619	78,567
Average Age	33.1	38.9	36.3
HOUSEHOLDS			
Total Households	3,708	8,039	33,052
# of Persons per Household	2.19	2.26	2.36
HOUSEHOLD INCOME			
Average Household Income	\$82,897	\$98,722	\$97,394
Average House Valuation	\$291,574	\$316,618	\$316,684

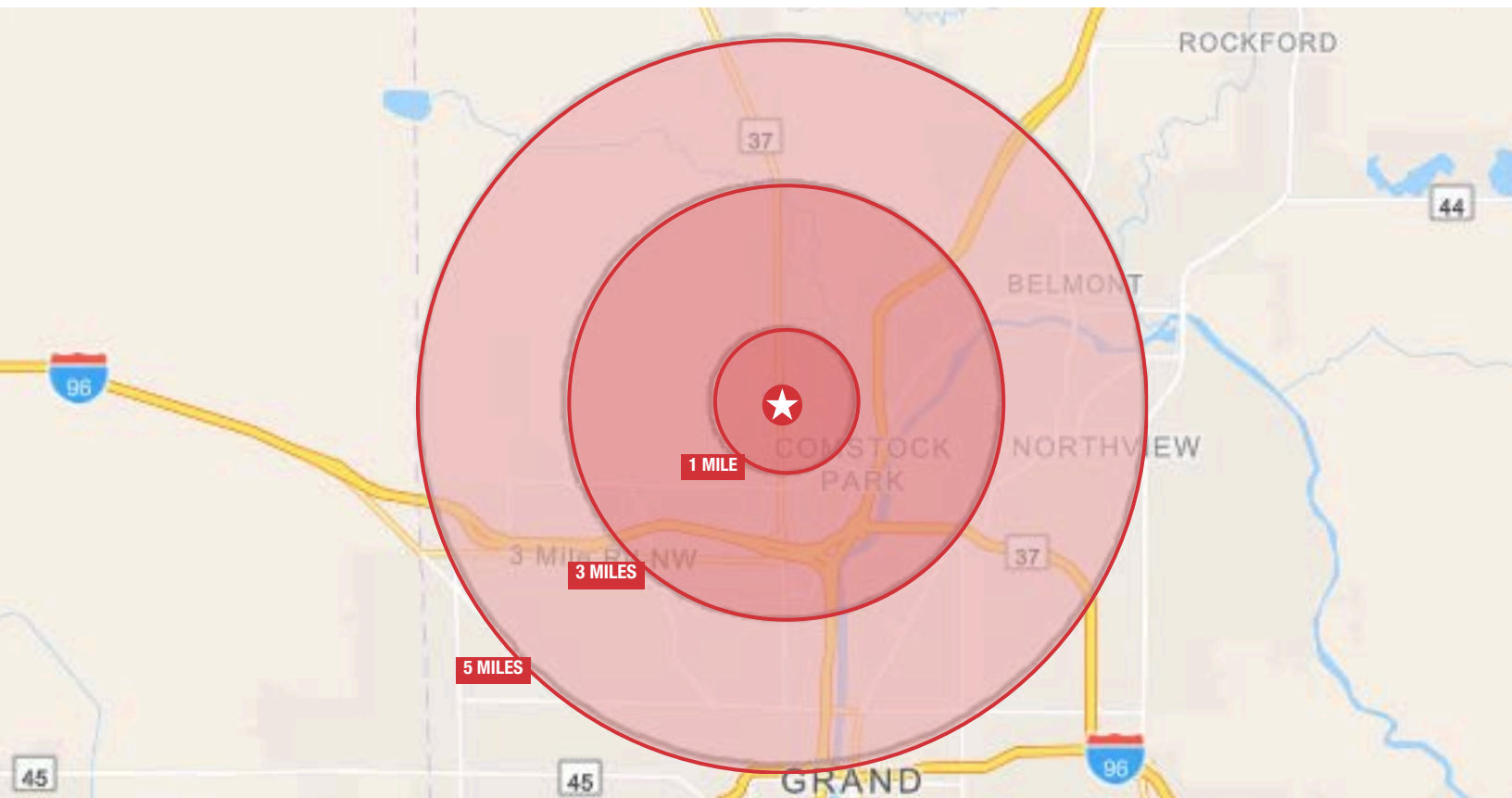
Source: Esri forecasts for 2024. U.S. Census Bureau 2020 decennial Census data

78K

POPULATION
(5 MILES)

\$98K

AVERAGE HH INCOME
(3 MILES)



4560 ALPINE AVE NW
COMSTOCK PARK, MI 49321

NAI Wisinski of
West Michigan

LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

**BEST OF THE
MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

**US CITIES WITH THE
BEST QUALITY OF
LIFE 2024**

Grand Rapids

W WalletHub

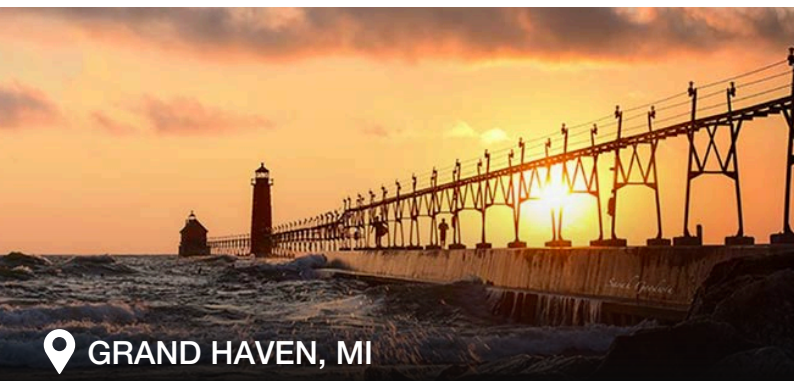
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon

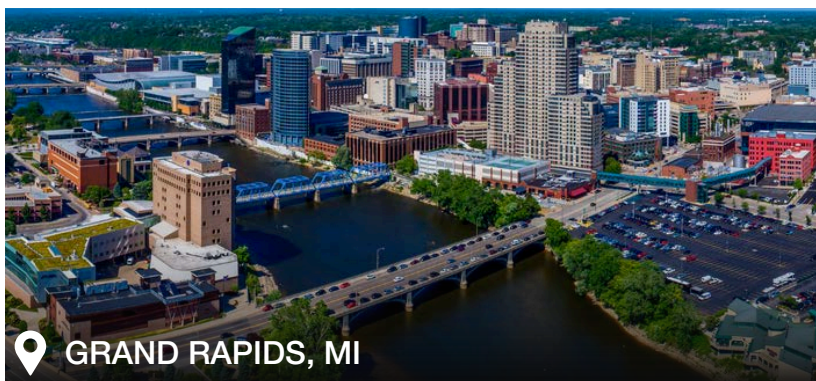


**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



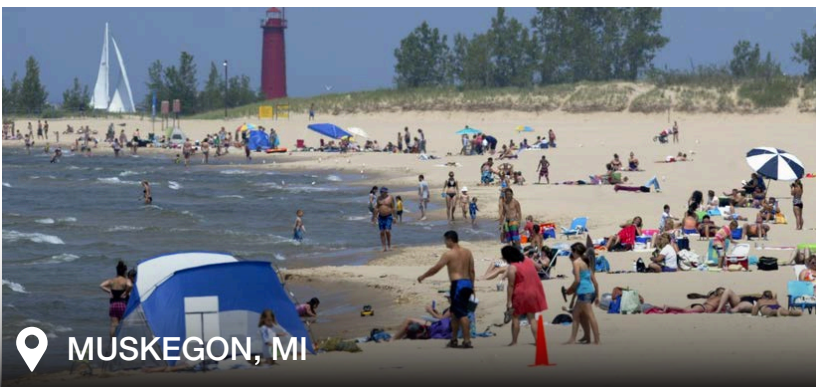
📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



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