For Sale/Lease

Office

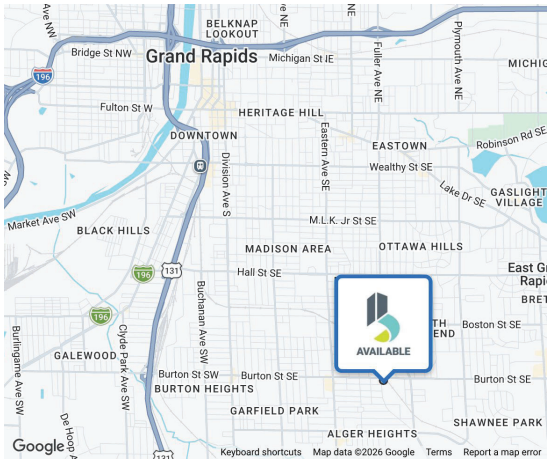


2020 Nelson Ave SE

Grand Rapids, MI, 49507

Professional office building is located in Grand Rapids, MI, offering an environment for various professionals and rental income. Property offers flexible suite options, common area kitchenette and bathrooms, suite mailbox, free on-site parking, and close proximity to the Grand Rapids market. Suite includes office furniture.

Lease Rate	$975/Month
Sale Price	$499,500
Available SF	176-2,391 SF
Building Size	6,552 SF



Highlights

- 176-2,391 SF Office Available
- 3-Stall Garage Included (552 SF)
- Office Furniture Included
- Professional Office Environment
- Flexible Suite Options
- Rental Income

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Property Details

2020 Nelson Ave SE, Grand Rapids, MI 49507

Location Information

Address	2020 Nelson Ave SE
City, State, Zip	Grand Rapids, MI 49507
County	Kent

Building Information

Building Size	6,552 SF
Ceiling Height	8'-8'
Year Built - Renovation	1964 - 2022
Construction	Framed
Vacant	176-2,391 SF
Signage	Monument

Property Information

Property Type	Office
Zoning	Office (OS)
Lot Size	0.428313 AC
APN #	41-18-18-08-134-017
Taxes	$8,106.76 (2025)
Lease Type	Modified Gross

Parking & Transportation

Parking Type	Free Surface Parking
# of Parking Spots	Approximately 24
Traffic Counts	4,297 AADT (Nelson Ave)
Garage	3 Stall

Utilities & Amenities

Gas	DTE
Water / Sewer	City of Grand Rapids
Power	Consumers Energy
Mechanical's	Recently upgraded in building
Electrical	Building Recently Rewired by Electrician and Upgraded WIFI
Roof	Need Repair/Replacement
Sprinkler	No
HVAC	Yes - New Furnace (Lower Level)
ADA Compliant	No

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Exterior Photos

2020 Nelson Ave SE, Grand Rapids, MI 49507





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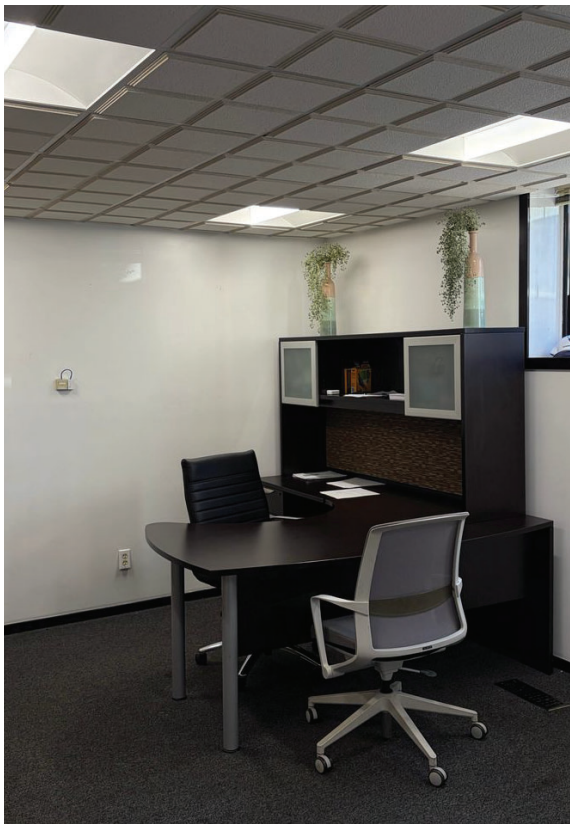
Interior Photos

2020 Nelson Ave SE, Grand Rapids, MI 49507









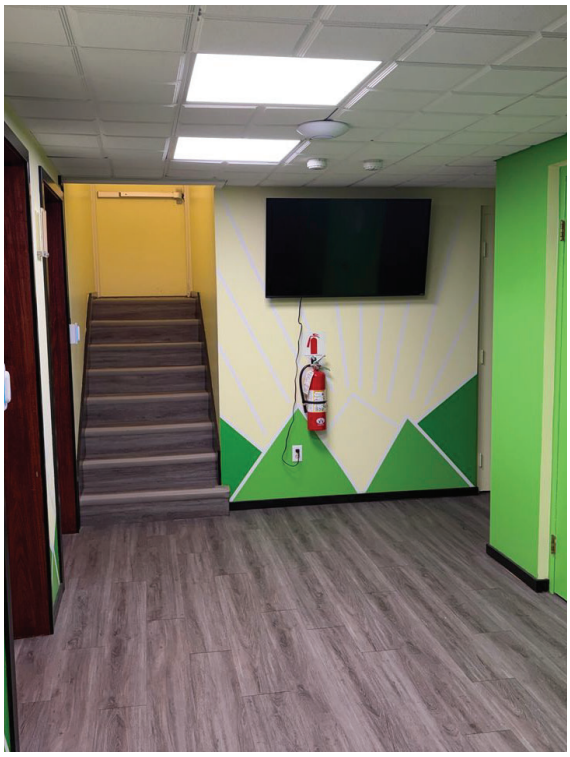


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Interior Photos

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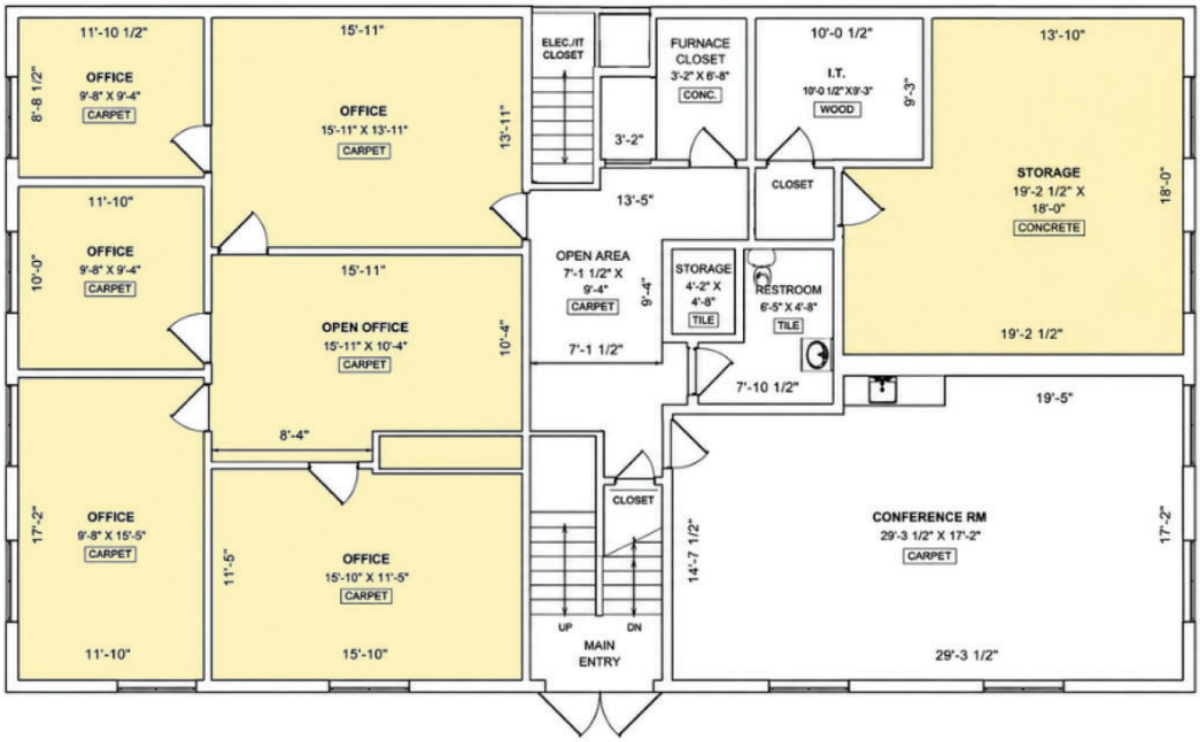


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1st Floor Floorplan

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1st Floor



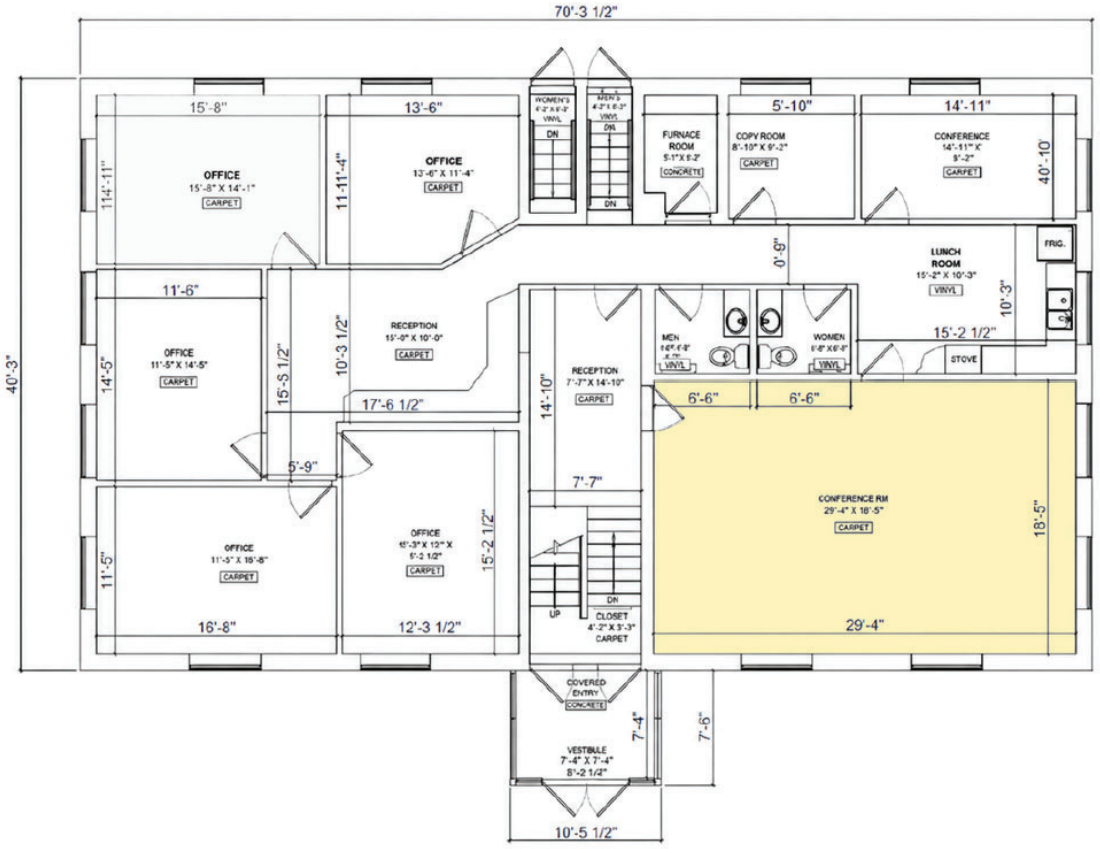
Spaces	Lease Rate	Space Size
Suite 1	$975/Month	325 SF
1B, 1C, 1D, 1E, 1F	Vacant	1,032 SF

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2nd Floor Floorplan

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2nd Floor

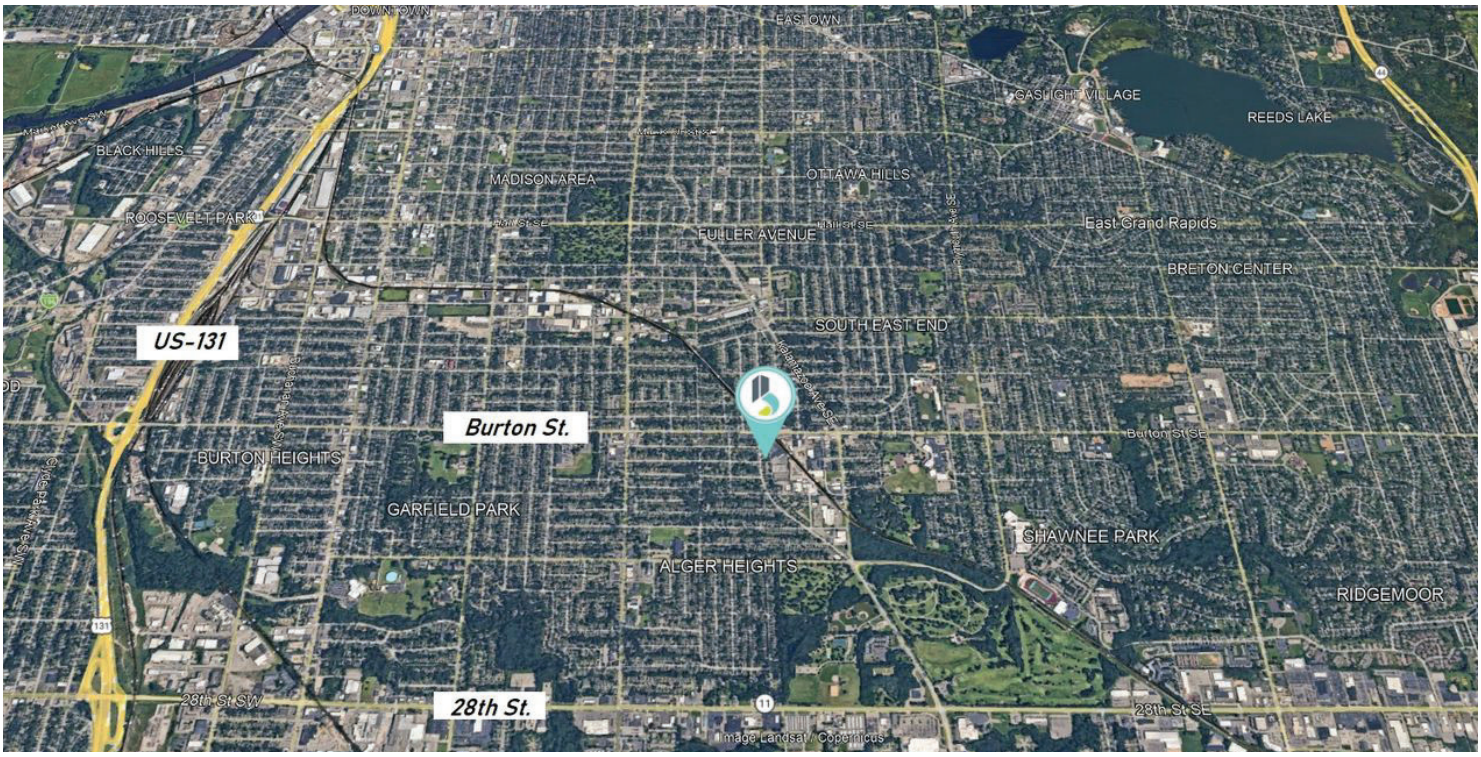


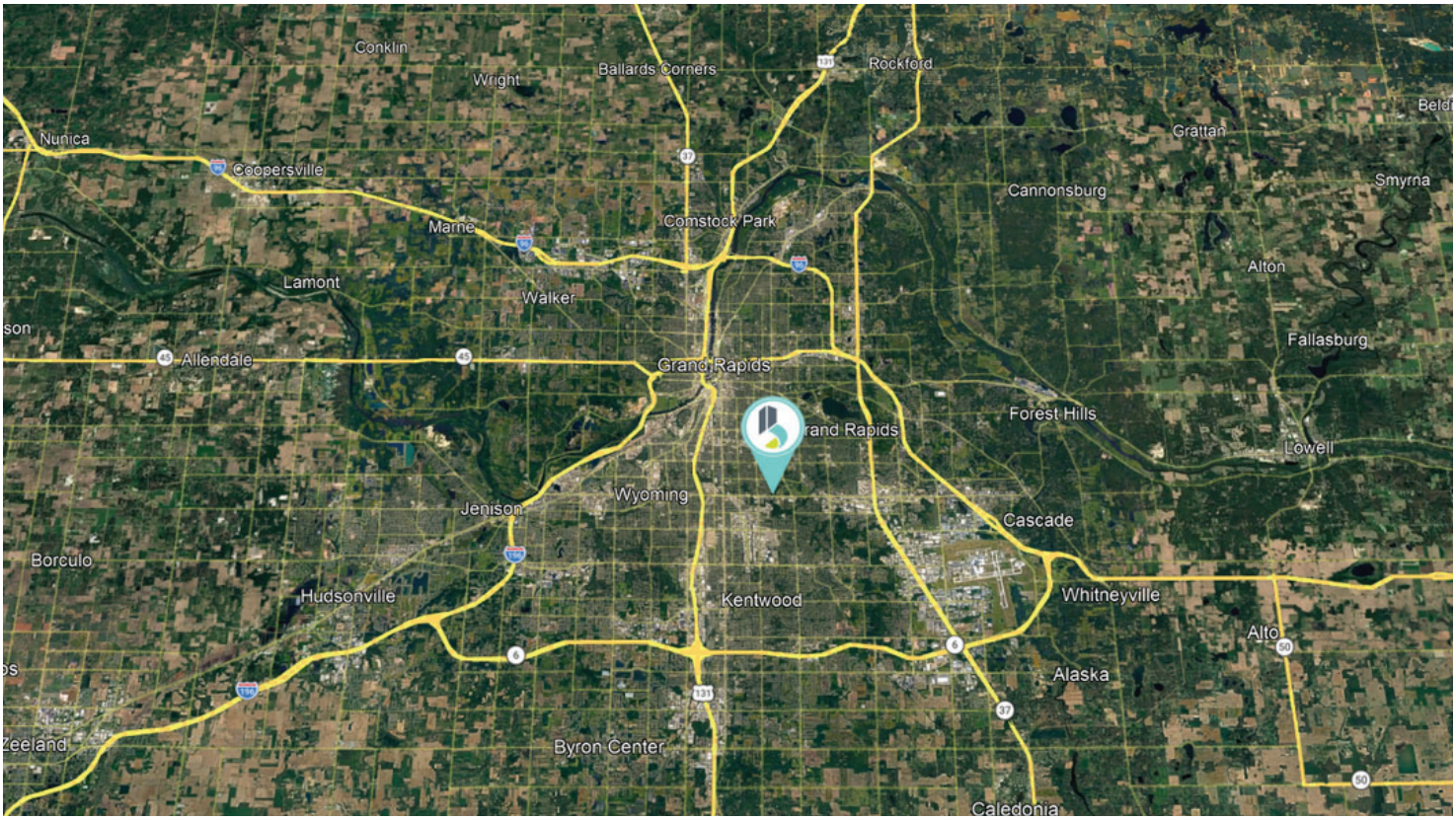
Spaces	Lease Rate	Space Size
2A	Vacant	540 SF

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Aerial Maps

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