

BROKER PACKAGE

LOWELL, MICHIGAN



Josh McCracken

404 N Hudson *Street SE.*

Lowell, MI 49331 · Kent County

8,321 SF · 0.60 acres · 40+ paved parking · elevator served · zoned Public Facilities · renovated 2026

LEASE

\$10.50 /SF

Modified Gross
≈ \$7,281 / month

LEASE-TO-OWN

\$10.50 /SF

NNN + declining
buyout schedule

PURCHASE

\$500,000

\$60.09 / SF
renovations included

Joshua McCracken

616-250-7635 · JMcCracken@Greenridge.com

Todd Pearson

616-717-8220 · tpearson@greenridge.com

Greenridge Realty

joshmccracken.com/404NHudson

OFFERING SUMMARY

Prepared for *cooperating brokers*.

A fully renovated 8,321 SF assembly and program building on 0.60 acres in Lowell, offered for sale, for lease, or on a lease-to-own structure. Zoned Public Facilities, with a broad schedule of uses permitted by right.

Address	404 N Hudson St SE	Zoning	PF · Public Facilities
City / County	Lowell / Kent	Adjacent zoning	R-2
Building size	8,321 finished SF	Sale price	\$500,000 · \$60.09/SF
Offered as	Full building	Lease rate	\$10.50/SF Mod. Gross
Site	0.60 acres · 3 lots	Lease-to-own	\$10.50/SF NNN
Levels	2 · elevator served	Renovated	2026 · \$130,000+
Parking	40+ paved spaces	Property tax	Currently exempt
		Availability	Now · by appointment

IN THIS PACKAGE

01 Transaction structures	Three ways to take the building, with terms
02 Zoning and permitted uses	PF district and uses permitted by right
03 Renovation and capital work	Completed scope, diligence, included flooring
04 Site, parking, and floor plans	Both levels, dimensions approximate
05 Photography	Exterior, main level, lower level
06 Diligence and next steps	What is available on request

Broker cooperation

Cooperating brokers are welcome on all three structures. No registration is required. Call either listing broker for access information and we will get you into the building. We are glad to help work through a zoning or use question with the City of Lowell.

LISTING BROKER

Joshua McCracken
616-250-7635
JMcCracken@Greenridge.com

LISTING BROKER

Todd Pearson
616-717-8220
tpearson@greenridge.com

COMPENSATION

A percentage is offered to cooperating brokers. Call for terms.

Three ways to *take the building*.

Ownership will lease, sell, or bridge the two. The building is offered in full and is not divided into suites.

Full-Building Lease

\$10.50 / SF Modified Gross

- **≈ \$7,281 per month** base rent · \$87,370.50 annually
- Modified Gross structure: **landlord carries exterior maintenance and lawn care**. Tenant carries the balance.
- Ownership will consider **tenant improvements for qualified tenants**.
- Reduced from the prior \$12.00/SF NNN asking rate.

Full-Building Lease-to-Own

\$10.50 / SF NNN

MOST FLEXIBLE

- Triple-net at the same headline rate, paired with a **declining buyout schedule** under which the purchase price steps down over the term.
- Provides a path from occupancy to ownership without a full down payment at commencement.
- Well suited to a congregation or nonprofit building equity over time.
- *Final structure and terms subject to approval by ownership's attorney and CPA.*

Purchase

\$500,000

- **\$60.09 per square foot** for a finished, renovated, elevator-served building on 0.60 acres.
- Includes every completed renovation itemised in section 03.
- Includes new flooring for the lower level and sanctuary stage in the buyer's choice of luxury vinyl plank or commercial carpet tile, installed after closing with **\$10,000 held in escrow**, or a \$10,000 price reduction if the buyer installs it independently.
- ALTA survey and Phase I Environmental Site Assessment already complete.

Property tax status, read before building a pro forma. The property is currently exempt from ad valorem property tax under the present owner's nonprofit status. A buyer or tenant that does not independently qualify for exemption should expect the property to be returned to the tax roll and assessed. This matters most under the lease-to-own structure, which is triple-net and places taxes on the tenant. Any pro forma should assume taxes will apply unless your client carries its own exemption. Confirm treatment with the City of Lowell assessor and Kent County.

Customization. Ownership is open to discussing additional improvements and customization outside the purchase price to accommodate a specific use. Scope and material selections are provided by ownership and approved by the buyer before work begins.

Zoned *Public Facilities*.

The property sits in the City of Lowell PF district, adjacent to R-2. The district exists to accommodate governmental, civic, welfare, and recreational facilities. The building's established assembly use is permitted by right.

PERMITTED BY RIGHT

Subject to site plan approval under Chapter 18 of the ordinance.

- ✓ Churches
- ✓ Places for public assembly
- ✓ Child care centers
- ✓ Institutions for children and the aged, including family and group day care homes
- ✓ Primary and secondary schools, public, private, or parochial
- ✓ Institutions of higher education
- ✓ Medical clinics
- ✓ Libraries, museums, public art galleries
- ✓ General and psychiatric hospitals
- ✓ Municipal, county, state, and federal buildings and uses
- ✓ Memorials and monuments; cemeteries
- ✓ Parks, recreation fields, playgrounds, pools, public gardens
- ✓ Utility and public service buildings, without storage yards
- ✓ Accessory buildings, structures, and uses

What this means for a client. A congregation, a school or child care operator, a medical clinic, and an assembly or events use are all permitted by right in this district, subject to site plan approval. The building already operates in the district's core permitted category, so a like-for-like assembly use faces the shortest path to occupancy.

Uses not listed. General office, retail, warehouse, and most commercial uses do not appear in the PF schedule of permitted uses. A client proposing one of those should expect to pursue a rezoning or a use determination. Nonprofit and professional occupancies fall in a grey area: the ordinance lists "civic uses, including" a set of examples, which reads as non-exhaustive, but the City of Lowell makes that call. Verify any intended use with the City before relying on it.

SPECIAL LAND USES

Permitted following planning commission review under Chapter 17: outside storage yards accessory to a permitted use; incinerators accessory to a permitted use; indoor police small arms firing ranges; commercial wireless communication towers.

INTENT OF THE DISTRICT

Article 16.01 establishes the PF district to provide a proper classification for governmental, civic, welfare, and recreational facilities; to protect public and semi-public facilities from encroachment by other uses and keep them compatible with adjoining residential uses; and to support the proper functioning of public facilities under the community's comprehensive plan. The district is compatible with the Parks and Recreation future land use category of the Master Plan.

Zoning text summarised from City of Lowell Zoning Ordinance Article 16, sections 16.01 through 16.03 (Ord. No. 95-06; Ord. No. 00-4; Ord. No. 09-02). Summary provided for convenience only. Buyer, tenant, and cooperating broker to verify all zoning, permitted use, site plan, and licensing requirements directly with the City of Lowell. Site development standards under section 16.04, including yard setbacks, building site coverage, height, parking offsets, and sidewalk requirements, are available on request.

The renovation is *complete*.

More than \$130,000 has been invested in the work listed below. All of it is finished and included in the \$500,000 asking price.

Due diligence and investment to date

✓ ALTA survey ✓ Phase I Environmental Site Assessment ✓ \$130,000+ invested

Lower Level

- Complete demolition and removal of approximately **50 cubic yards** of trash and debris
- Removed existing carpet and adhesive
- Removed ceiling tiles previously installed on walls; surfaces prepared for finishing
- Preventative waterproofing and block sealant applied to exposed block walls and floors
- New drywall installed over exposed block walls in office areas
- Existing drywall repaired and finished throughout
- New baseboard and window trim in hallway and offices
- Primed and painted throughout
- New commercial light fixtures installed
- Ceiling tiles replaced throughout most of the lower level
- Existing basement windows opened up to increase natural light
- Exterior foundation membrane lowered and resecured; decorative stone added

Upper Level

- Carpet removed from the sanctuary
- **Original hardwood floors sanded and refinished**
- Drywall repaired in the offices and main entry
- Offices and main entry primed and painted
- New quarter-round trim installed

Exterior

- Landscaping refreshed
- Building exterior pressure washed
- New exterior light fixtures installed

New Flooring, Included

- New flooring throughout the lower level and on the sanctuary stage, excluding kitchen, bathrooms, stairways, and elevator
- Buyer selects **luxury vinyl plank or commercial carpet tile** from ownership's samples and approves the choice before installation
- Installed after closing, with **\$10,000 held in escrow** until the work is complete
- Alternatively, the buyer installs the flooring independently and the purchase price is reduced by \$10,000

BUILDING SYSTEMS

Heating	Natural-gas boiler	Vertical transport	Elevator, both levels
Cooling	Mini-split units	Exterior	Vinyl siding
Water / sewer	City	Roofs	Updated since 2008

Three contiguous lots, *0.60 acres*.

More than forty paved, lit, on-site parking spaces, with an on-site signage opportunity.
Minutes from downtown Lowell, the Flat River, and M-21.

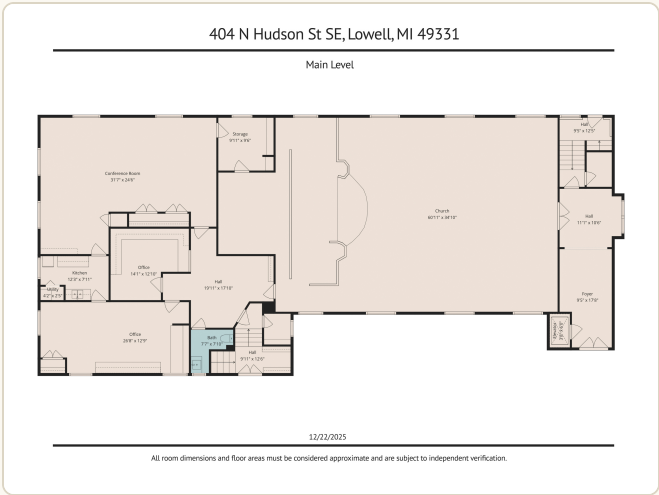


The on-site paved parking lot.

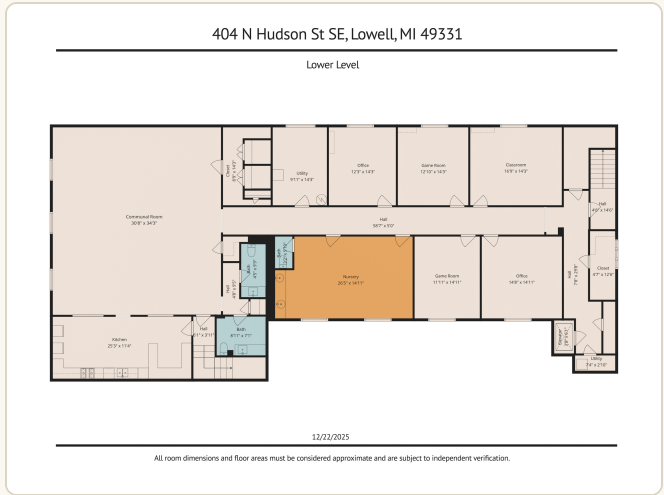


Front elevation from N Hudson Street, with the marquee sign.

FLOOR PLANS



Main level: sanctuary, foyer, conference room with kitchenette, two private offices, half bath.



Lower level: community room, full kitchen, finished offices and program rooms, storage, three half baths.

Dimensions are approximate and subject to independent verification. A combined-level plan and the GLA report are available on request.

Main level, *after renovation.*

Tall ceilings, original stained glass on both elevations, brass chandeliers, and original hardwood floors sanded and refinished in 2026.



Josh McCracken

The sanctuary looking toward the chancel.



Josh McCracken

Original stained glass on both elevations.



Josh McCracken

Looking back toward the arched rear entry.

Lower level, *rebuilt to the block.*

Waterproofed, redrywalled, repainted, relit with new commercial fixtures, and reopened to natural light.



The open community room.



Serving windows connect the room to the kitchen.



Finished program room



New commercial lighting



Reopened windows



Lounge and meeting area with kitchenette.



Full kitchen with serving windows to the community room.

Grey floors shown are prepared subfloor. New luxury vinyl plank or commercial carpet tile, in the buyer's selection, is included with purchase.

What is available *on request*.

Already completed

- ALTA survey
- Phase I Environmental Site Assessment
- GLA report, 8,321 finished SF
- Floor plans, main level, lower level, and combined
- Itemised renovation scope

Available to a qualified client

- Full expense detail behind the Modified Gross lease structure
- Declining buyout schedule for the lease-to-own structure
- Flooring samples for the buyer's selection
- Scope pricing for customization outside the purchase price
- City of Lowell zoning ordinance, Article 16, in full

HOW THIS MOVES

- 1 Call for access**
No registration needed. Call either listing broker, we will give you access information, then walk both levels and the site with your client.
- 2 Confirm the use**
If your client's use is not on the permitted-by-right schedule, we should raise it with the City of Lowell early. We are glad to help work that through.
- 3 Identify the structure**
Lease, lease-to-own, or purchase. Ownership will discuss customization and additional improvements outside the purchase price to suit the intended use.

CO-LISTING BROKERS · GREENRIDGE REALTY

Joshua McCracken

P 616-250-7635

E JMcCracken@Greenridge.com

Todd Pearson

P 616-717-8220

E tpearson@greenridge.com

W joshmccracken.com/404NHudson · Showings by appointment; call either broker for access

Cooperating brokers welcome. No registration required; call either listing broker for access information and current compensation terms. Lease-to-own structure and terms are subject to approval by ownership's attorney and CPA. Zoning summary is provided for convenience only and is drawn from City of Lowell Zoning Ordinance Article 16; buyer, tenant, and cooperating broker to verify all zoning, permitted use, site plan, and licensing requirements directly with the City of Lowell. Information deemed reliable but not guaranteed; verify all facts, measurements, and intended use.