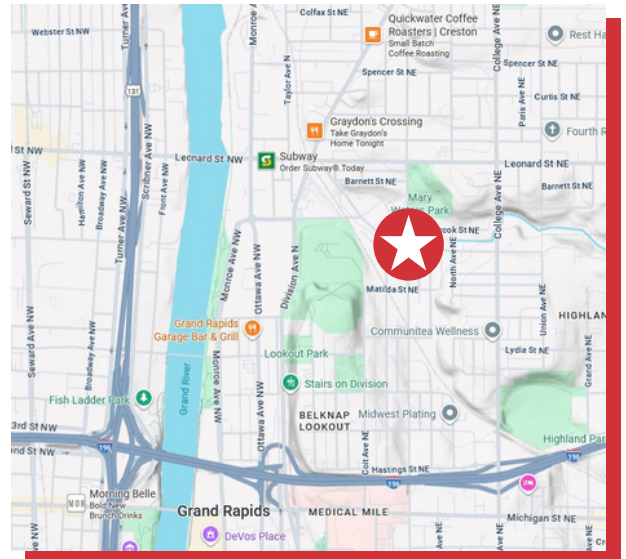




940 CLANCY AVE NE GRAND RAPIDS, MI 49503

- Existing Church
- Convenient downtown location
- Full Commercial kitchen



FOR MORE INFORMATION, CONTACT:

KURT KUNST, SIOR, CCIM

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kurtk@naiwwm.com



naiwwm.com | 616.776.0100

PROPERTY OVERVIEW

FOR SALE
COMMERCIAL

PROPERTY - BUILDING INFORMATION

Total Building Size:	7,156 SF
Building Class:	B
Year Built / Renovated:	2000 / 2019
Acreage:	0.713
Construction:	Masonry
Roof:	Shingle
Ceiling Height:	TBD
Floors / Mezzanine:	1 / No
HVAC:	Natural Gas; Forced Air
Security System:	Unknown
Offices:	8
Conference Rooms:	1
Restrooms:	1 Female; 1 Men
Signage:	Monument
Parking:	20 spaces
Zoning:	TN- MDR
It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.	



UTILITY PROVIDERS

Electric:	Consumers Energy
Natural Gas:	DTE
Sanitary Sewer:	Municipality
Storm Sewer:	Municipality
Water:	Municipality

MUNICIPALITY / TAXES

Municipality:	City of Grand Rapids
PPN:	41-14-19-177-033
SEV (2025):	Exempt
Taxable Value (2025):	Exempt
Total Property Taxes (2024):	Exempt

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.

 **940 CLANCY AVE NE**
GRAND RAPIDS, MI 49503

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SALE OVERVIEW

FOR SALE
COMMERCIAL

SALE INFORMATION

Sale Price: \$799,000.00

Per SF: \$111.56

Possession: At closing

LEGAL DESCRIPTION

411419177033 LOTS 3, 4, 5, 8 & 9 BLK 3 * W C BRADFORD'S ADDITION ALSO LOT 24 BLK 3 EX S 13 1/3 FT * AMENDED PLAT OF LOTS 11, 12, 13 AND 14, BLOCK 3, AND THE VACATED PORTION OF THE ADJOINING ALLEY OF BLOCK 3 OF W.C. BRADFORD'S ADDITION SPLIT ON 01/02/2009 FROM 41-14-19-177-025, 41-14-19-177-024; SPLIT ON 08/23/2010 FROM 41-14-19-177-029; SPLIT/COMBINED ON 10/16/2020 FROM 41-14-19-177-031, 41-14-19-177-007; SPLIT/COMBINED ON 11/19/2020 FROM 41-14-19-177-031, 41-14-19-177-007;



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PROPERTY PHOTOS

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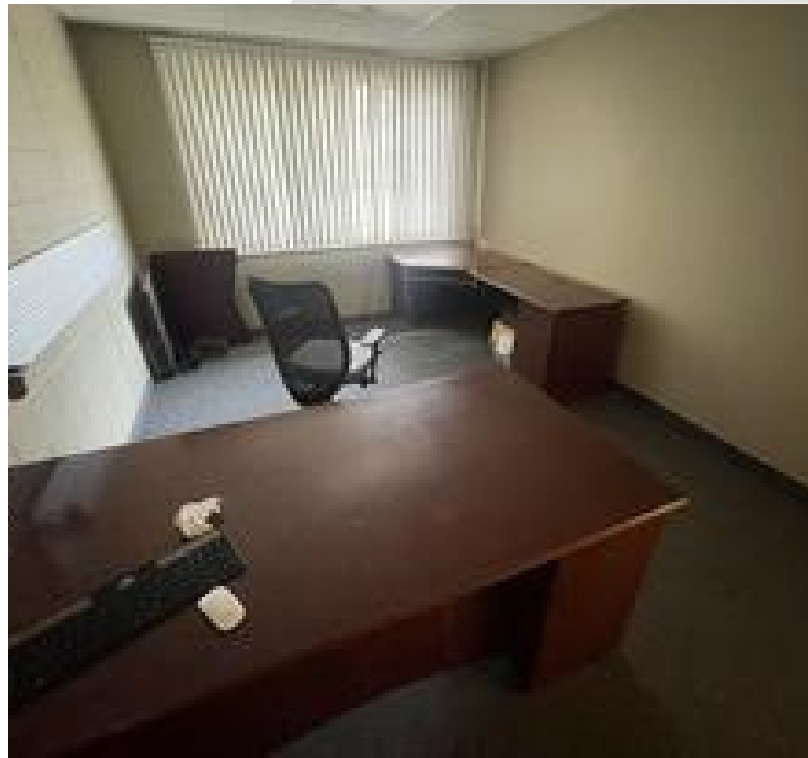


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PROPERTY PHOTOS

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FLOOR PLAN

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DEMOGRAPHICS

SOURCE: CLARITAS

FOR SALE
COMMERCIAL

POPULATION	3 MILE	KENT CO	MI
Total Population 2025	127,002	655,020	10,052,475
Population 2030	128,895	677,782	10,129,941

HOUSEHOLDS	3 MILE	KENT CO	MI
Total Households	53,379	255,591	4,063,373
# of Persons per Household	2.3	2.6	2.4

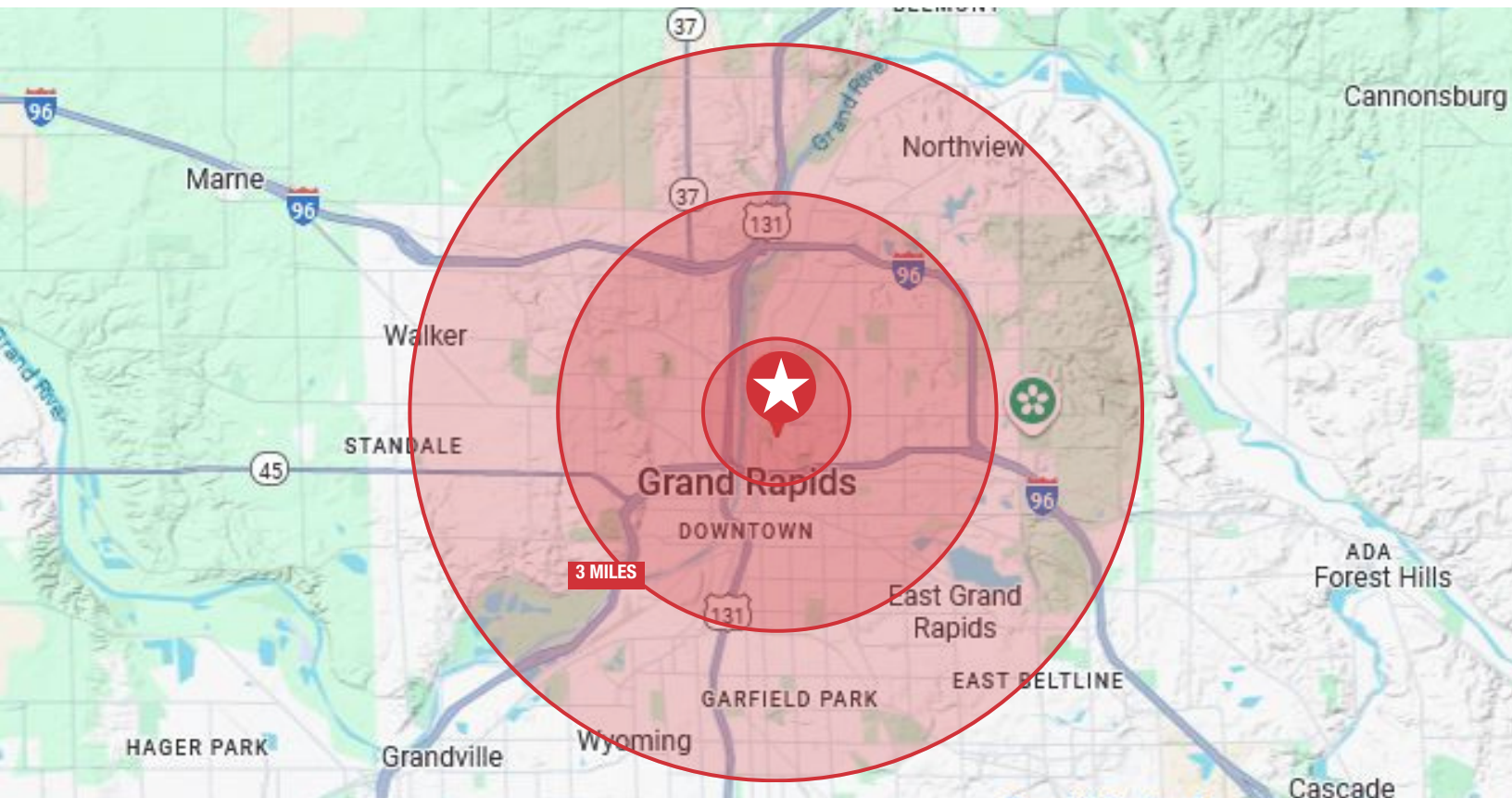
HOUSEHOLD INCOME	3 MILE	KENT CO	MI
Average Household Income	\$67,657	\$81,032	\$69,662
Average House Valuation	\$262,338	\$322,638	\$249,348

127,002

POPULATION
(3 MILES)

\$67,657

AVERAGE HH INCOME
(3 MILES)

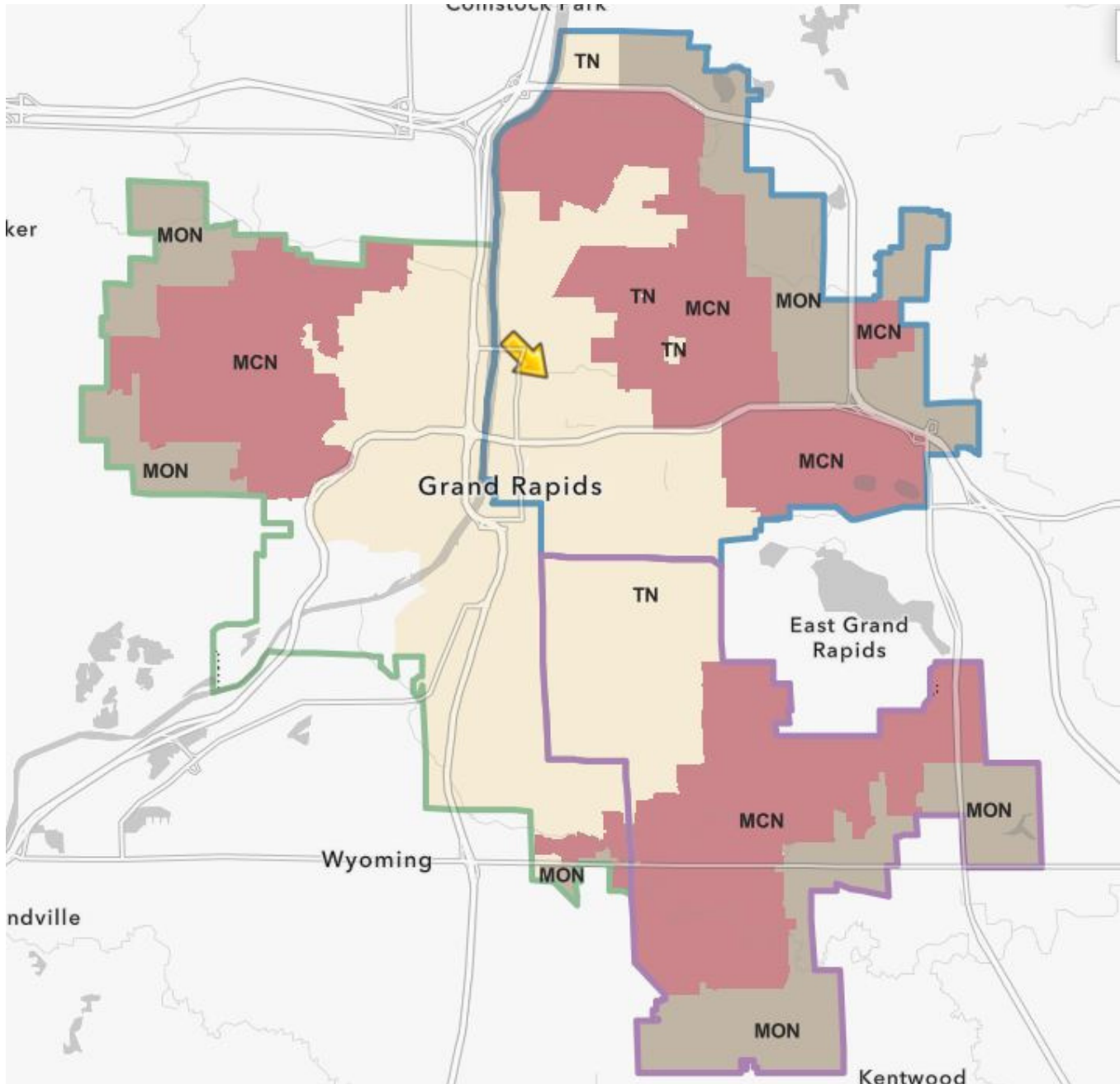


 **940 CLANCY AVE NE**
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ZONING MAP

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 **940 CLANCY AVE NE**
GRAND RAPIDS, MI 49503

MDR, MIXED-DENSITY RESIDENTIAL DISTRICT. THE MIXED-DENSITY RESIDENTIAL DISTRICT IS INTENDED TO CREATE, MAINTAIN AND PROMOTE A VARIETY OF HOUSING TYPES IN AREAS WHERE DEVELOPMENT ALREADY EXISTS OR WHERE IT IS DESIRED IN THE FUTURE.

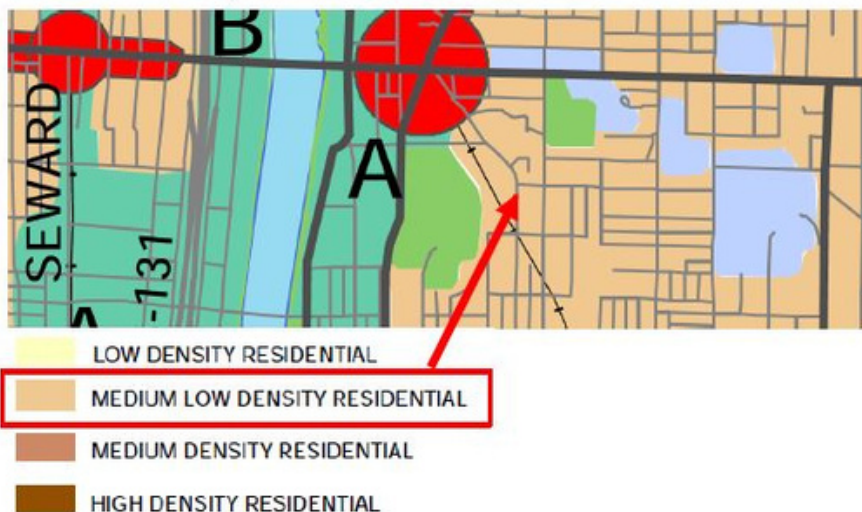
1. THE DENSITY RANGES FOR EACH MIXED-DENSITY ZONE DISTRICT VARIES BASED UPON THE NEIGHBORHOOD CLASSIFICATION IN WHICH IT IS LOCATED, BUT GENERALLY ACCOMMODATES MODERATE- TO HIGH-DENSITY HOUSING, INCLUDING DETACHED SINGLE-FAMILY HOUSES, ATTACHED SINGLE-FAMILY DWELLINGS, TWO-FAMILY DWELLINGS, AND MULTIPLE-FAMILY RESIDENTIAL BUILDINGS.

2. SITE AND BUILDING PLACEMENT REGULATIONS, AS WELL AS REQUIREMENTS FOR BUILDING ELEMENTS, HAVE TAKEN THE BUILT ENVIRONMENT INTO CONSIDERATION. THE MASTER PLAN RECOMMENDATIONS IN SECTION 10.0 DEVELOPMENT CHARACTER AND SECTION 10.9 HIGHER QUALITY MEDIUM AND HIGH-DENSITY RESIDENTIAL DESIGN SHALL BE USED IN SITE DESIGN, EXCEPT WHERE IT IS IMPRACTICAL OR INCONSISTENT WITH THE NEIGHBORHOOD.

TN-MDR, TRADITIONAL NEIGHBORHOOD—MIXED-DENSITY RESIDENTIAL ZONE DISTRICT. THE TN-MDR DISTRICT IS INTENDED TO PROVIDE A VARIETY OF HOUSING CHOICES IN A SPATIALLY DIVERSE MANNER WHILE PROTECTING ESTABLISHED DEVELOPMENT PATTERNS. MIXED-DENSITY NEIGHBORHOODS ARE GENERALLY FOUND ALONG TRANSIT ROUTES, NEAR TO BUSINESS DISTRICTS AND ALONG MAJOR STREETS. THEY OFTEN ACT AS A TRANSITION BETWEEN LOWER DENSITY RESIDENTIAL DEVELOPMENT AND NON-RESIDENTIAL USES. REDEVELOPMENT SHALL REMAIN CONSISTENT WITH THIS PATTERN OF DEVELOPMENT. THE REDEVELOPMENT OF FORMER COMMERCIAL SITES IS A SIGNIFICANT OBJECTIVE THROUGH CONTEXT SENSITIVE ARCHITECTURAL DESIGNS AND FEATURES COMMON TO THE AREA.

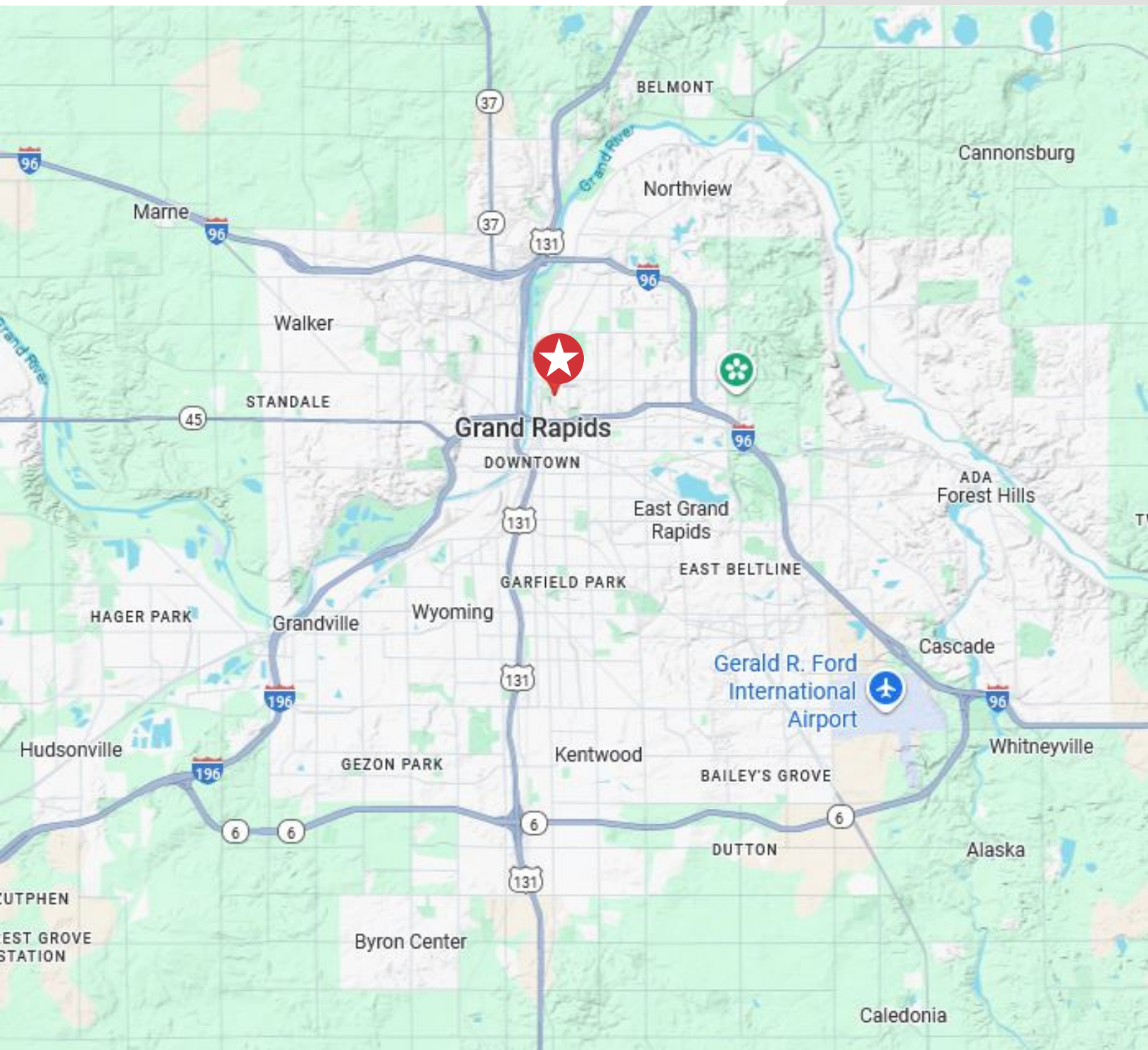
FOR ADDITIONAL INFORMATION: PLEASE CONTACT THE CITY OF GRAND RAPIDS ZONING DEPARTMENT

Future Land Use Map



LOCATION MAP

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GRAND RAPIDS, MI 49503

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LOCATION OVERVIEW

GRAND RAPIDS

Grand Rapids blends urban energy with neighborhood charm and cultural richness. Known as "Beer City USA," it boasts 40+ breweries and hosts top events like ArtPrize, Festival of the Arts, and LaughFest. The city draws hundreds of thousands of visitors each year for its vibrant arts scene and dynamic downtown.

Major employers like Meijer, Spectrum Health, and Steelcase drive a strong economy across healthcare, retail, and manufacturing.

Attractions include Meijer Gardens, the Ford Museum, and the Grand Rapids Public Museum, all set within a region of over 1.5 million people.



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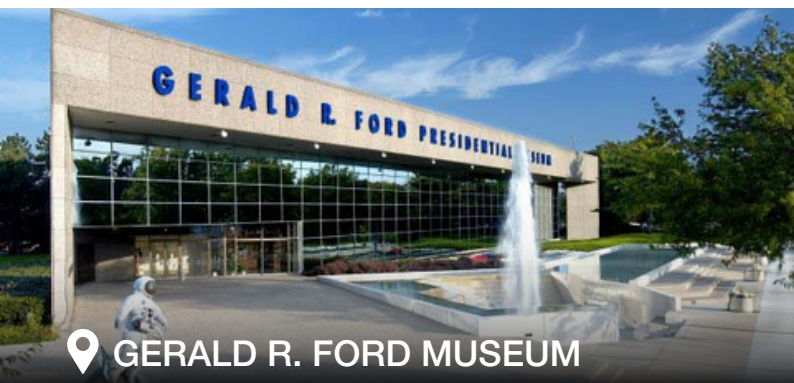
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