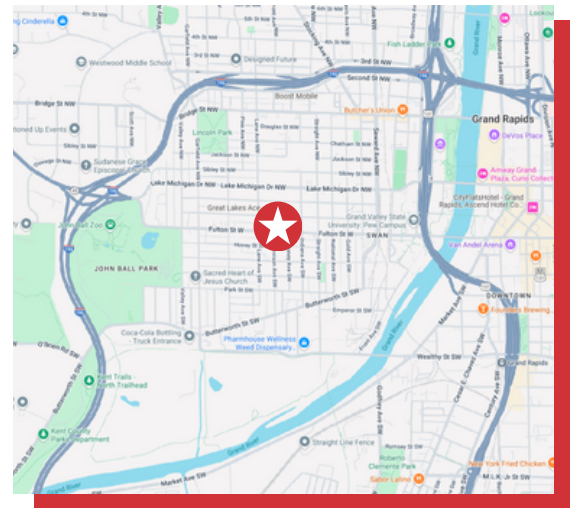




924 FULTON ST. W **GRAND RAPIDS, MI 49504**

5,270 SF Retail Suite for Lease

- Entire Building Available
- Retail or Office Space and Garage with Overhead Door
- Ample Parking
- Easy Access to US 131 or I-196



LISTING AGENTS

TODD LEINBERGER

O: 616.242.1114

toddl@naiwwm.com

PAUL OOSTERBAAN

O: 616.575.7054

paulo@naiwwm.com

STAY CONNECTED



naiwwm.com

616.776.0100

PROPERTY INFORMATION	
Location:	West Fulton, access off Gunnison Ave.
Total Building Size:	5,270 SF
Year Built:	1976
Municipality:	City of Grand Rapids
PPN:	41-13-26-427-021
Parking:	Ample on-site lot



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.

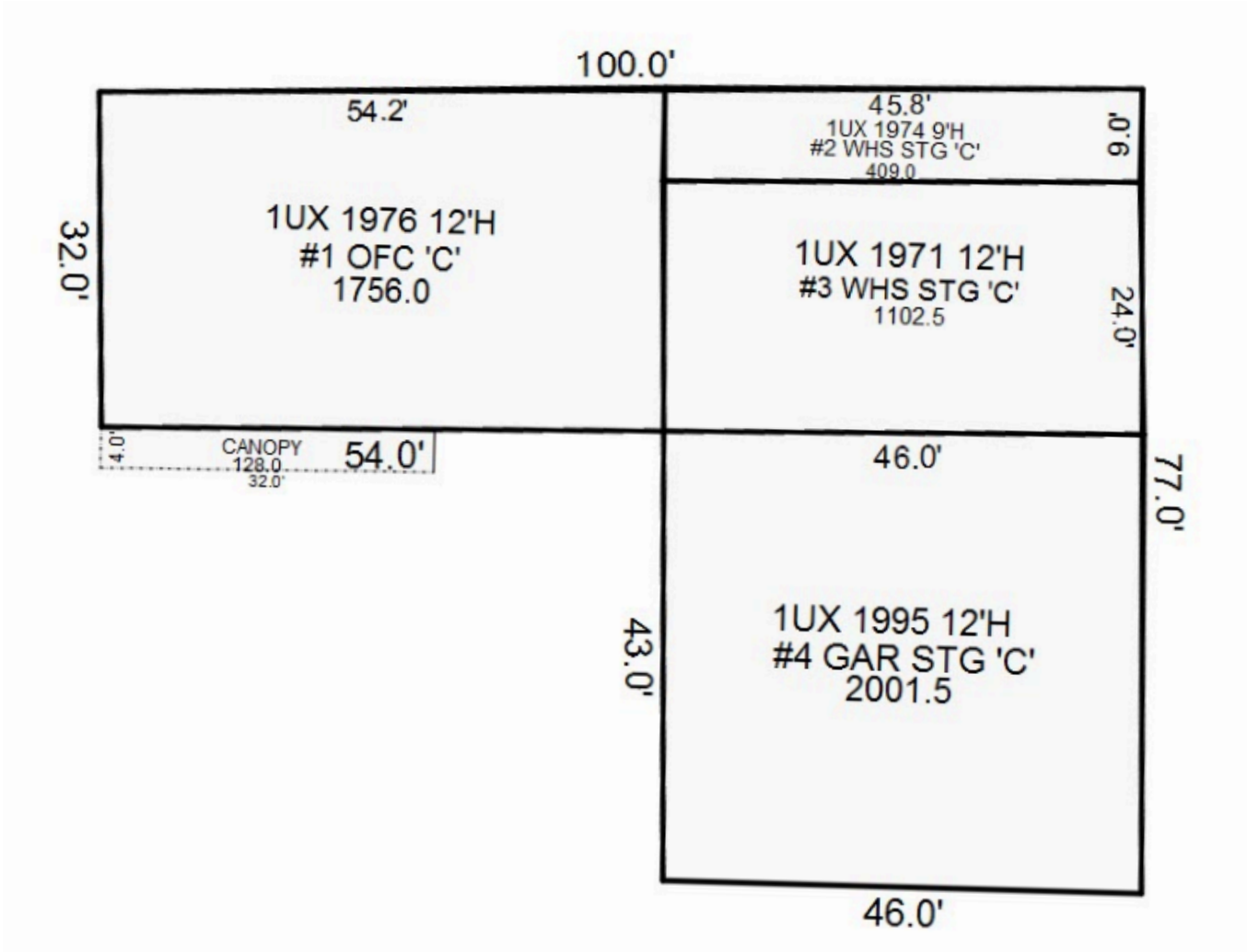
LEASE OVERVIEW

LEASE INFORMATION

Lease Type:	Modified Gross
Terms:	60 to 120 months terms available.
Tenant Provides:	Tenant to pay prorata share of Gas and Electric, insurance, janitorial, refuse, snow removal, landscaping, driveway, sidewalks and parking lot maintenance and repairs.
Landlord Provides:	Taxes, structural, roof and mechanical system maintenance and repairs.
Possession:	At lease signing.

AVAILABILITY

RENTABLE SF	RATE/SF/YR	TOTAL MONTHLY RENT
5,270	\$14.50	\$6,367.92



EXTERIOR PHOTOS



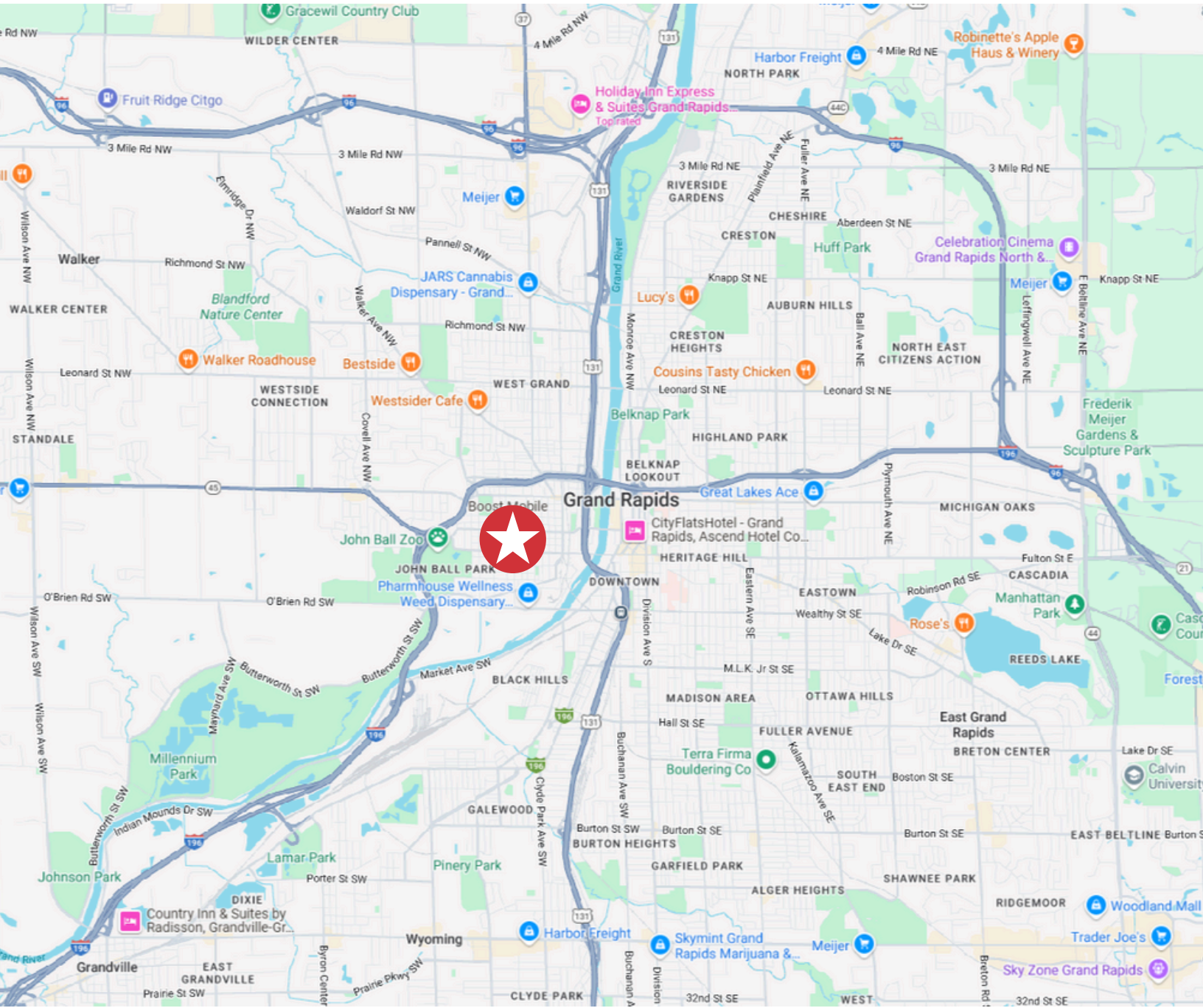
INTERIOR PHOTOS



INTERIOR PHOTOS



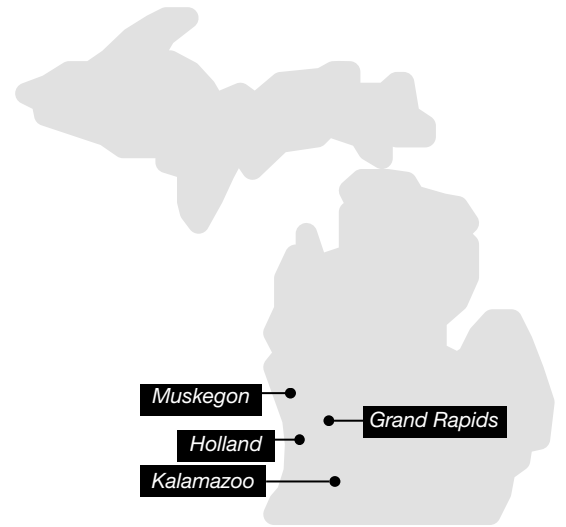
LOCATION MAP



PROXIMITY	
US-131	0.7 miles
I-196	0.7 miles
M-6	9 miles
Gerald R. Ford Airport	14 miles

Welcome to...

WEST MICHIGAN



West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

michigan.org



GRAND RAPIDS, MI

Grand Rapids offers a lively urban atmosphere alongside the charm of smaller neighborhoods, creating a rich blend of culture, arts, and natural beauty. Positioned between Chicago and Detroit, West Michigan boasts a population exceeding 1.5 million, with Grand Rapids at its thriving heart.



GRAND HAVEN, MI

In Grand Haven, there's something for everyone year-round. From leisurely strolls along the boardwalk to the summer spectacle of the Coast Guard Festival, boat rides on the water, delightful dining experiences, Winter Fest adventures, and serene beach relaxation, the options are endless.



HOLLAND, MI

Holland offers sandy beaches and an acclaimed downtown, merging small-town intimacy with urban conveniences. The city hosts numerous successful businesses, diverse entertainment options, 4.9 miles of Snowmelt streets, and a calendar packed with year-round events for all ages.



MUSKEGON, MI

Located 42 miles northwest of Grand Rapids, Muskegon is home to 26 miles of Lake Michigan shoreline and dunes, three state parks, endless outdoor activities, and countless other attractions.

US CITIES WITH THE BEST QUALITY OF LIFE 2024

📍 Grand Rapids

BUSINESS INSIDER

THE ONLY OFFICIAL COAST GUARD CITY, USA

📍 Grand Haven



BEST OF THE MIDWEST AWARD

📍 Holland

MidwestLiving

BEST SMALL CITIES FOR STARTING A BUSINESS

📍 Muskegon

W WalletHub