For Sale

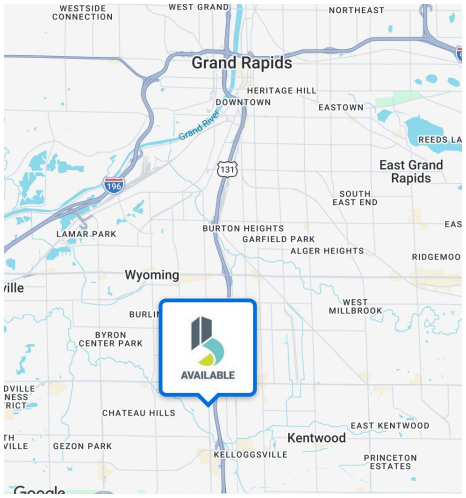
Flex/Industrial

4705 Clyde Park Ave

Wyoming , MI, 49509

This 7,800 SF flex/industrial building features two separate suites on the north and south ends of the building, with a central warehouse area served by an 8' overhead door. The property is currently configured for a single user, and the layout can easily be demised back into two independent suites. The building offers excellent Clyde Park Ave frontage with quick access to 44th Street and US-131.

Sale Price	$990,000
Building Size	7,800 SF



Highlights

- Two flex/industrial suites on the north and south with central warehouse
- Single-user configuration or easily demisable into 2 suites
- I-1 Light Industrial zoning
- Clyde Park frontage near 44th St and US-131
- 0.758 acres

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Property Details

4705 Clyde Ave, Wyoming , MI 49509

Location Information

Address	4705 Clyde Park Ave SW
City, State, Zip	Wyoming, MI 49509
County	Kent

Building Information

Building Size	7,800 SF
Office Space	5,390 SF
Warehouse Space	2,410 SF
Ceiling Height	11'
Year Built	1994/1998
Renovated	2007/2020/2023
Overhead Doors	1 (8')
Docks	0
Floor Drains	No
Fenced in Yard	No
Construction	Masonry
Insulation	Yes
Roof	Shingle (Replaced in 2022)

Property Information

Property Type	Industrial
Property Subtype	Office
Zoning	I-1 (Light Industrial)
Lot Size	0.758 AC
APN #	41-17-26-278-012
2025 Property Taxes	$27,480.78 ($3.52/SF)

Utilities & Amenities

Gas	DTE Energy
Water / Sewer	City of Wyoming
Power Type	3-Phase, 480/220V, 200 Amps
Power Supplier	Consumer's Energy
Sprinkler	Yes (workshop)
HVAC	Yes (Replaced north End in 2021)
Restrooms	5
Kitchenette	2

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Floorplan

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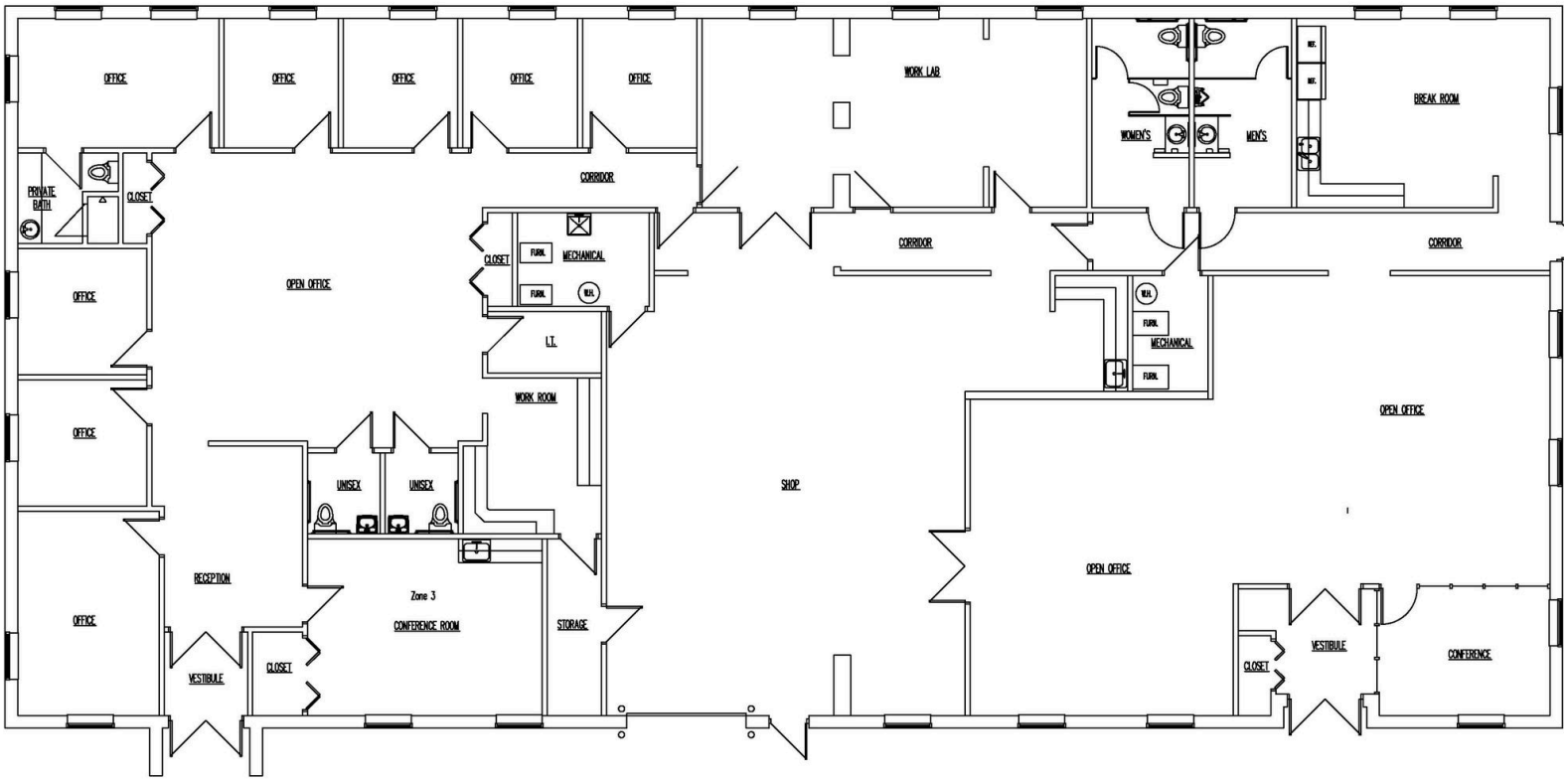

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Aerial Map

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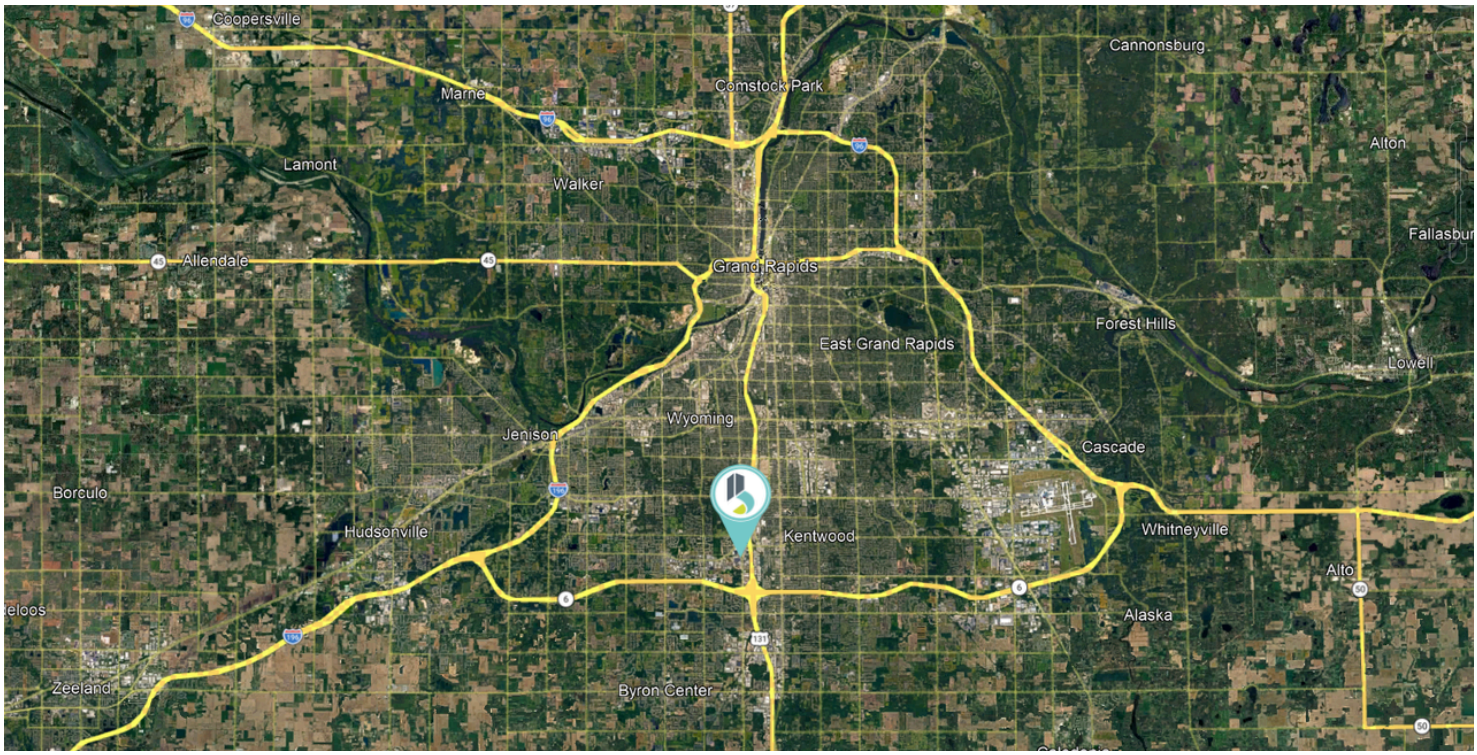

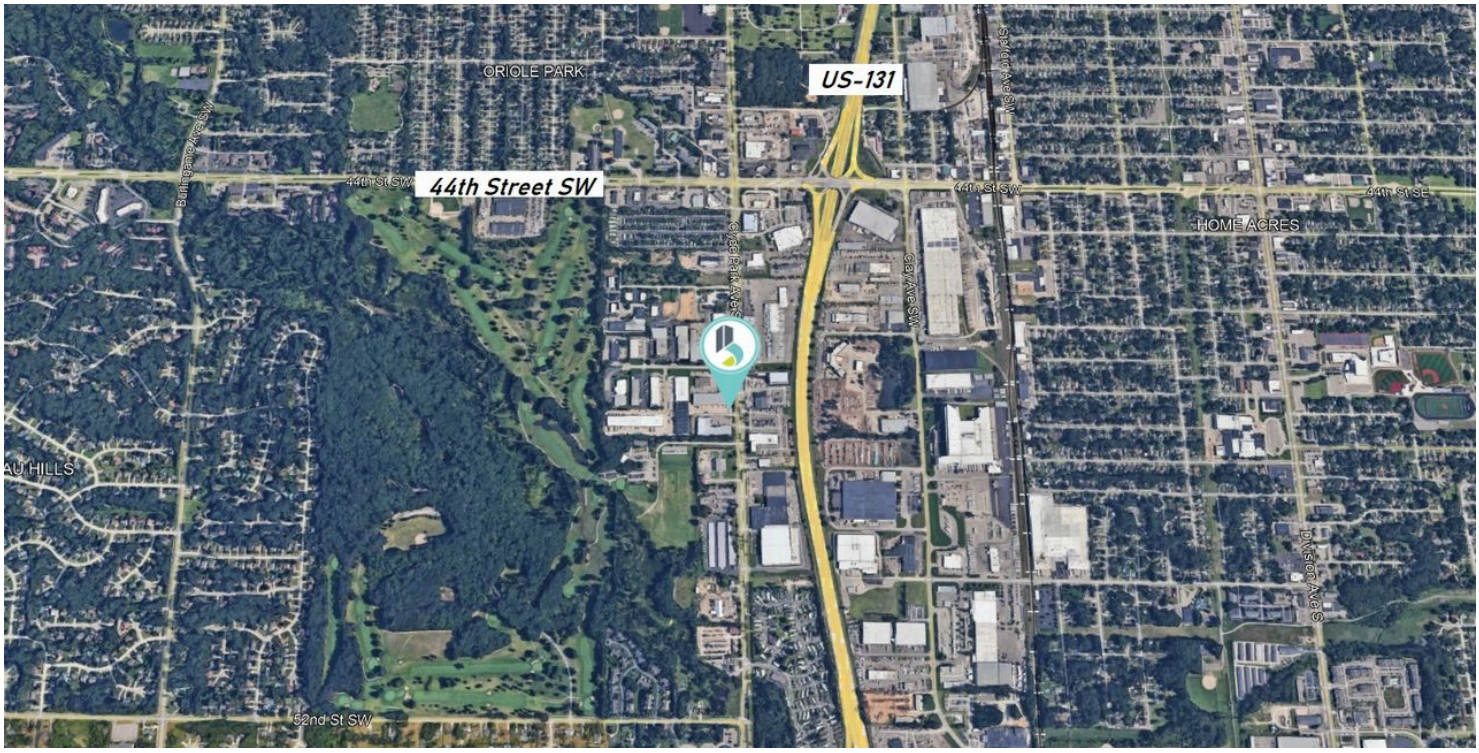

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Exterior Photos

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North Office Photos

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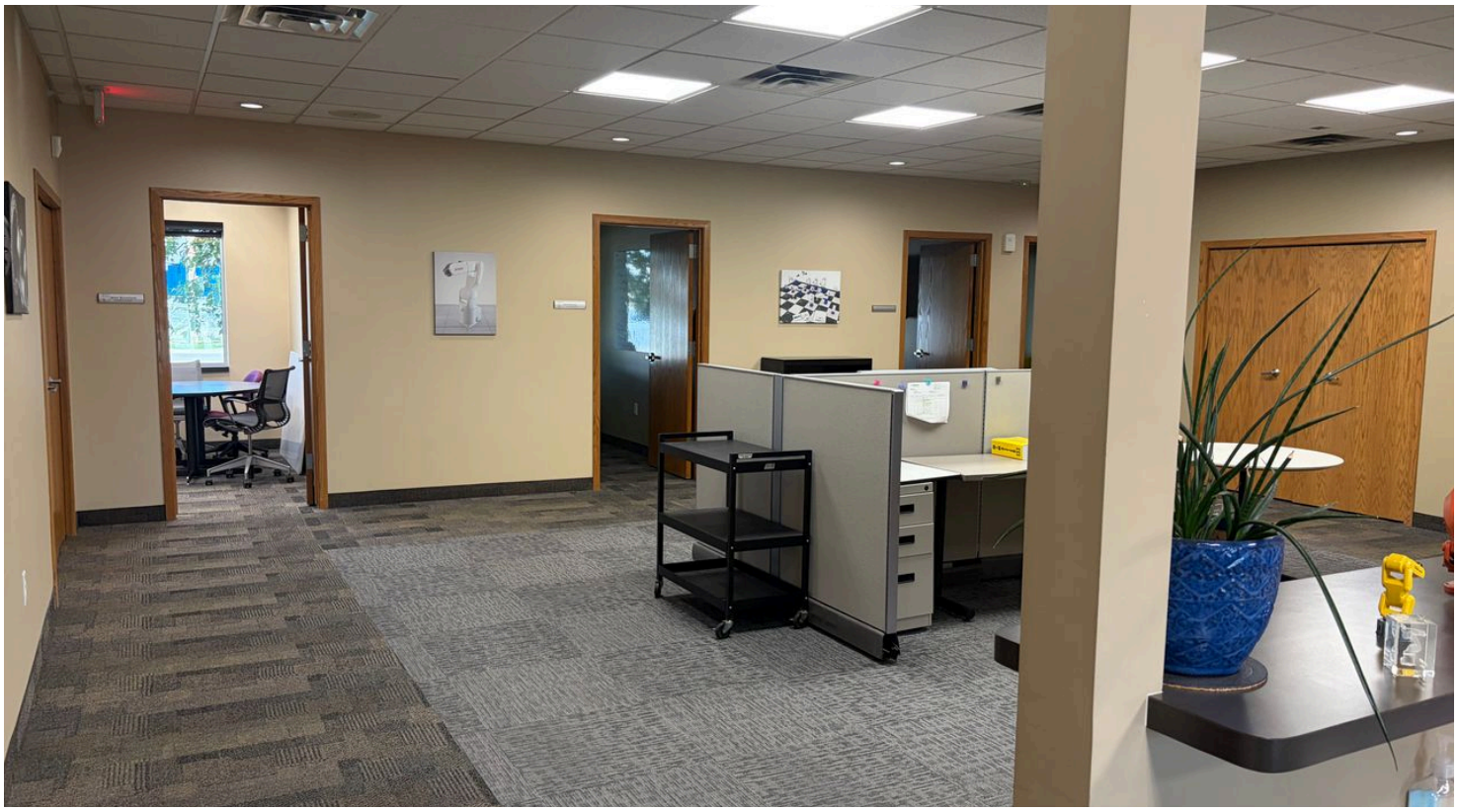

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Warehouse Photos

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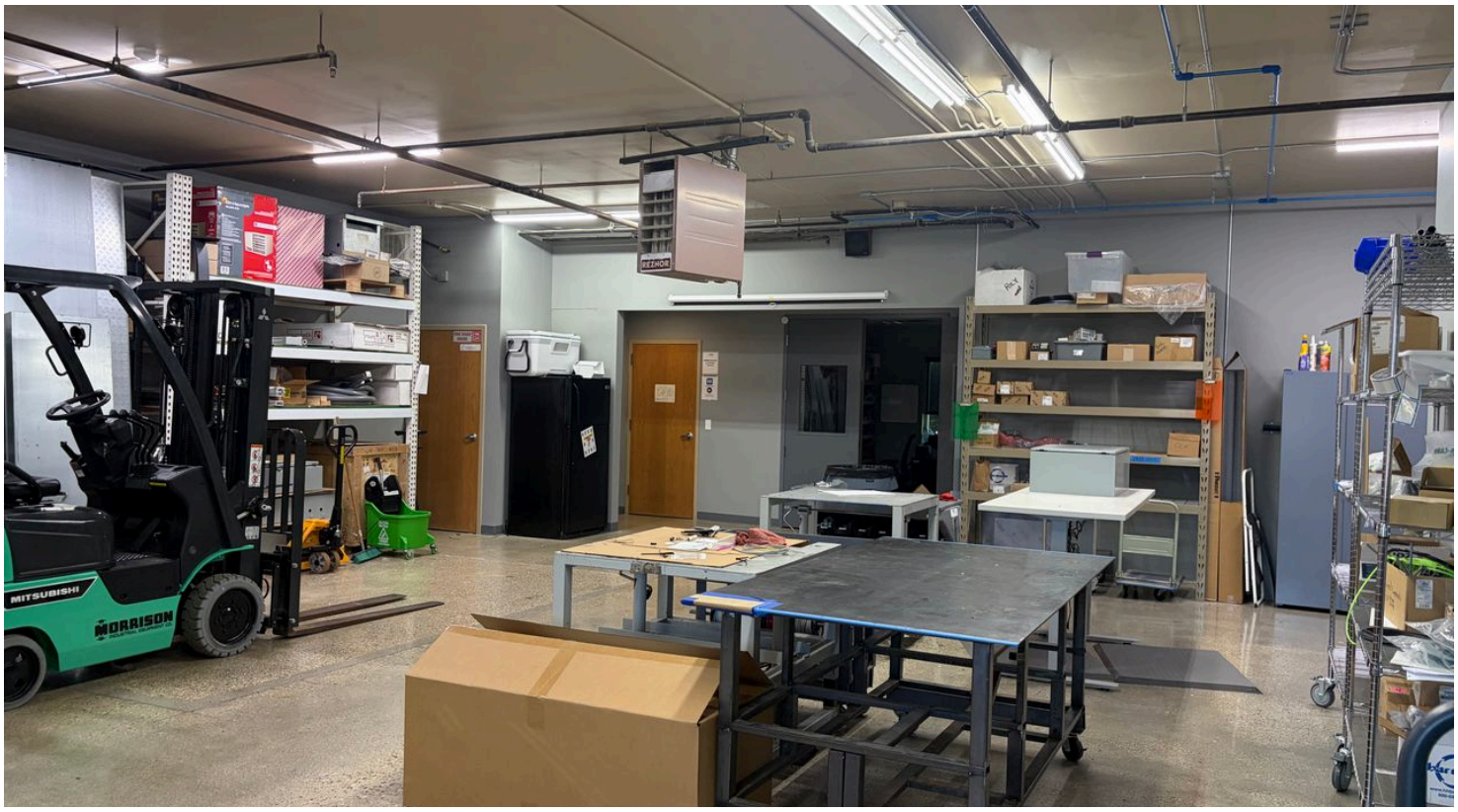

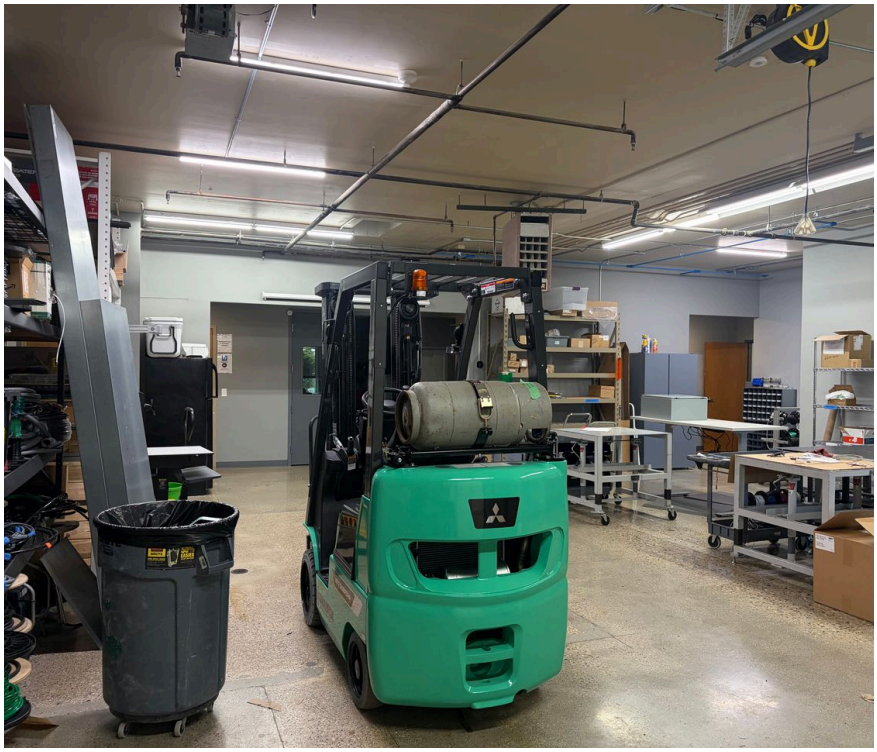

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South Office Photos

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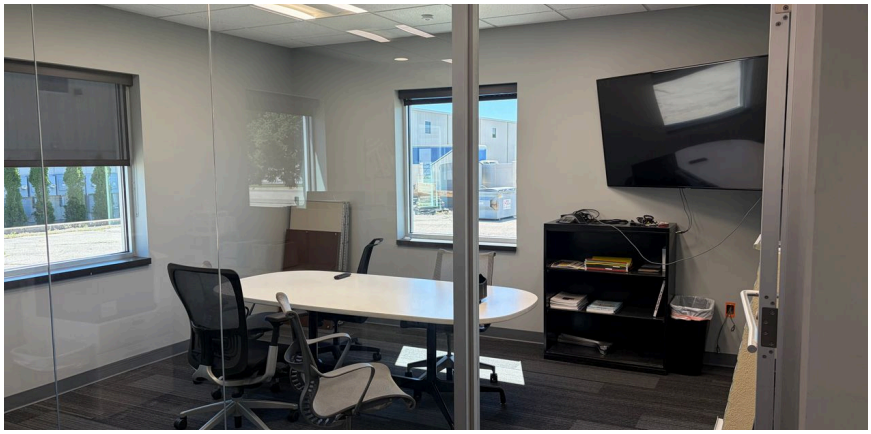

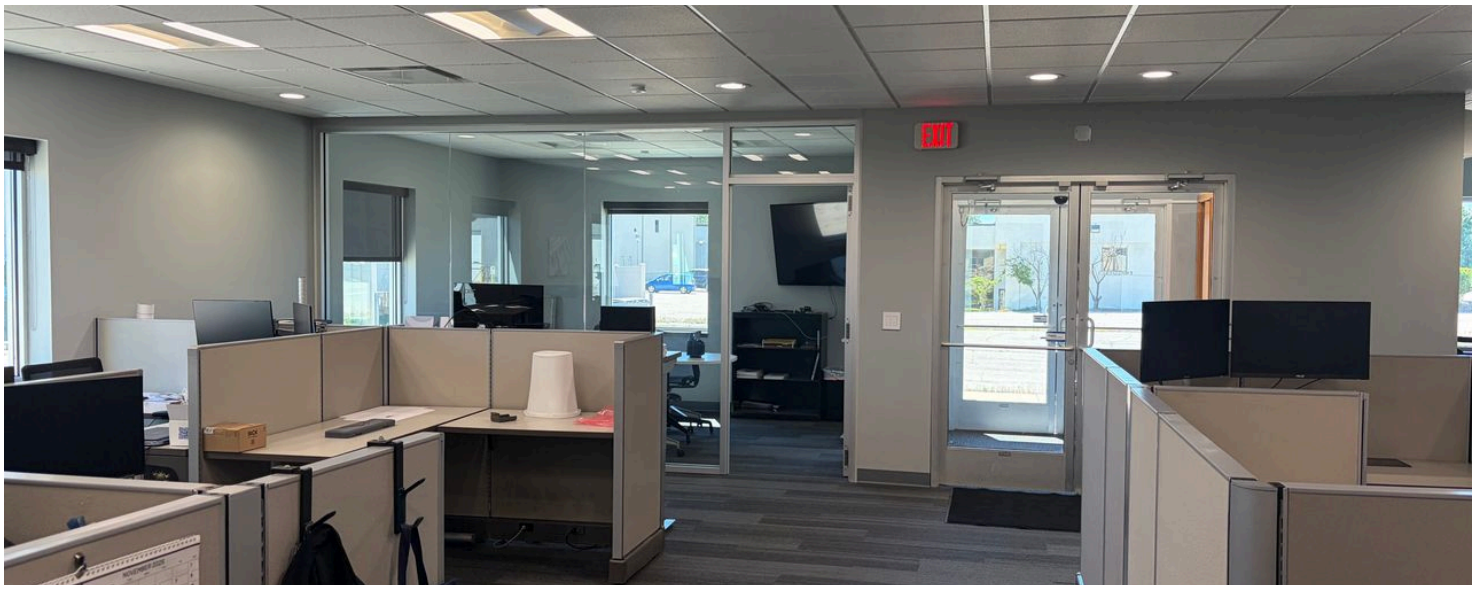

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Parking

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