

SALE/LEASE



OFFICE

4211 DIVISION AVENUE NORTH



4211 DIVISION AVENUE NORTH, COMSTOCK PARK, MI 49321

#### PROPERTY OVERVIEW

The current owner has invested wisely to enhance this building, keeping it an excellent opportunity for the next owner! This versatile property features private entrances and individually zoned mechanicals for each suite. The building is being sold with two tenants already in place. The remaining vacant suite is perfect for an owner/user who wants to own their building and have additional space available for expansion in the future.

Over \$100K has been invested in a new roof, new EIFS exterior, and numerous mechanical replacements. The property also includes 6,000 SF of storage in the basement, and a large monument sign for excellent visibility. Additionally, it is conveniently located directly across the street from the UofM Health Clinic. A turnkey building with such cost-effective operations is a rare find!

#### PROPERTY HIGHLIGHTS

- Excellent highway access
- Great Visibility
- Ample on-site parking
- Professional landscaping

SALE PRICE

\$1,250,000

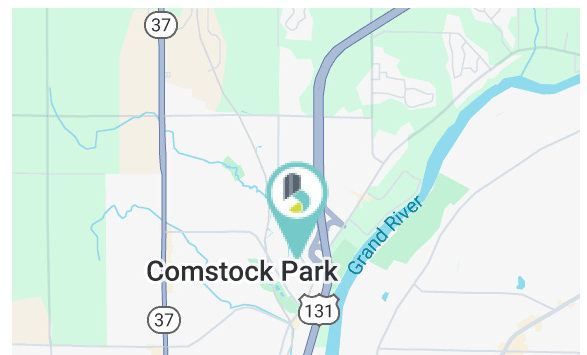
LEASE RATE

\$17.50 SF/YR (MG)

Available SF: 4,900 SF

Building Size: 9,484 SF

Lot Size: 1.54 Acres



**BRADLEY COMPANY**  
220 Lyon St. NW, Suite 400  
Grand Rapids, MI 49503  
616.254.0005

**CAROLYN BOJI**  
Advisor  
616.213.4560  
cboji@bradleyco.com

**TERESA DATEMA**  
Advisor, Healthcare Facilities Specialist  
616.309.7395  
tdatema@bradleyco.com

**CHIP BOWLING**  
Senior Vice President  
616.254.0005  
cbowling@bradleyco.com



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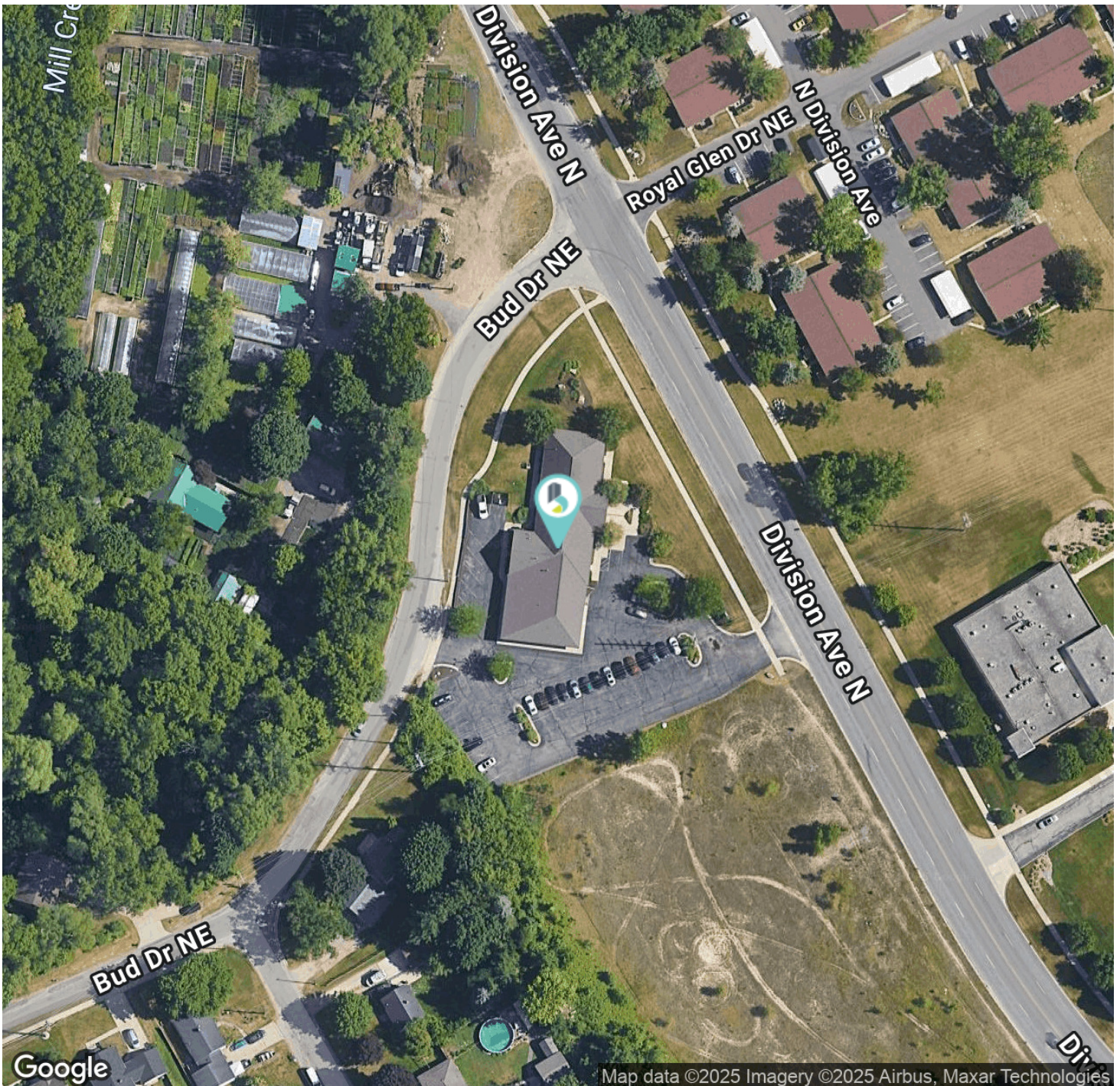




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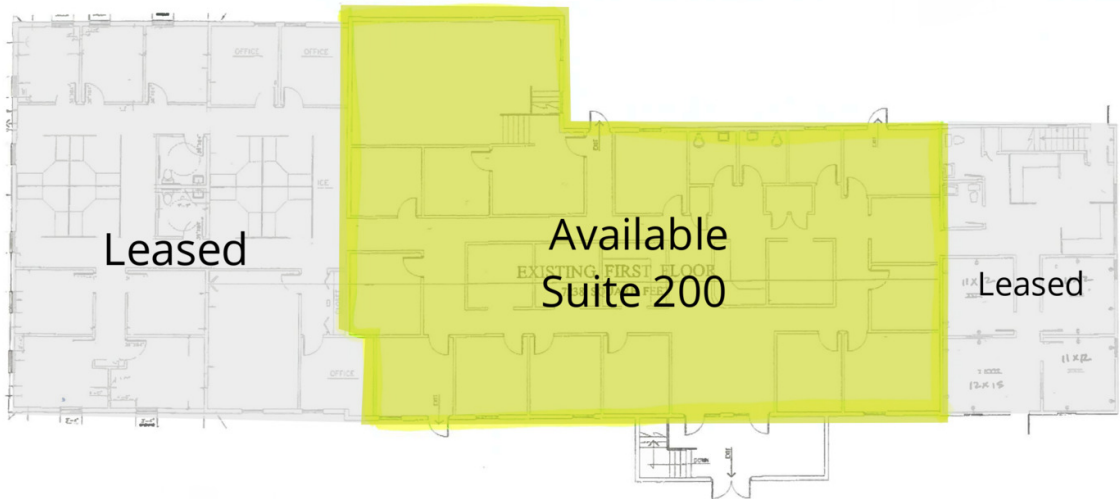




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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ 200	Available	4,900 SF	Modified Gross	\$17.50 SF/yr

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# EXTERIOR PHOTOS

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# INTERIOR PHOTOS

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## TEXT HEADLINE

### Middle Unit:

- Eight offices
- One small, internal conference room
- One large, internal conference room
- Men's restroom with two urinals and two toilets
- Women's restroom with four toilets
- Large open area for cubicles

### End Unit:

- Small lobby and waiting area with its own exterior entrance
- One large conference room with vaulted ceilings
- Small open area for cubicles
- One medium-sized kitchenette with countertop cabinets above and below, double sink, and refrigerator
- Women's restroom with one toilet
- Men's restroom with one toilet
- Eight private offices
- Another entrance
- Additional open area for cubicles

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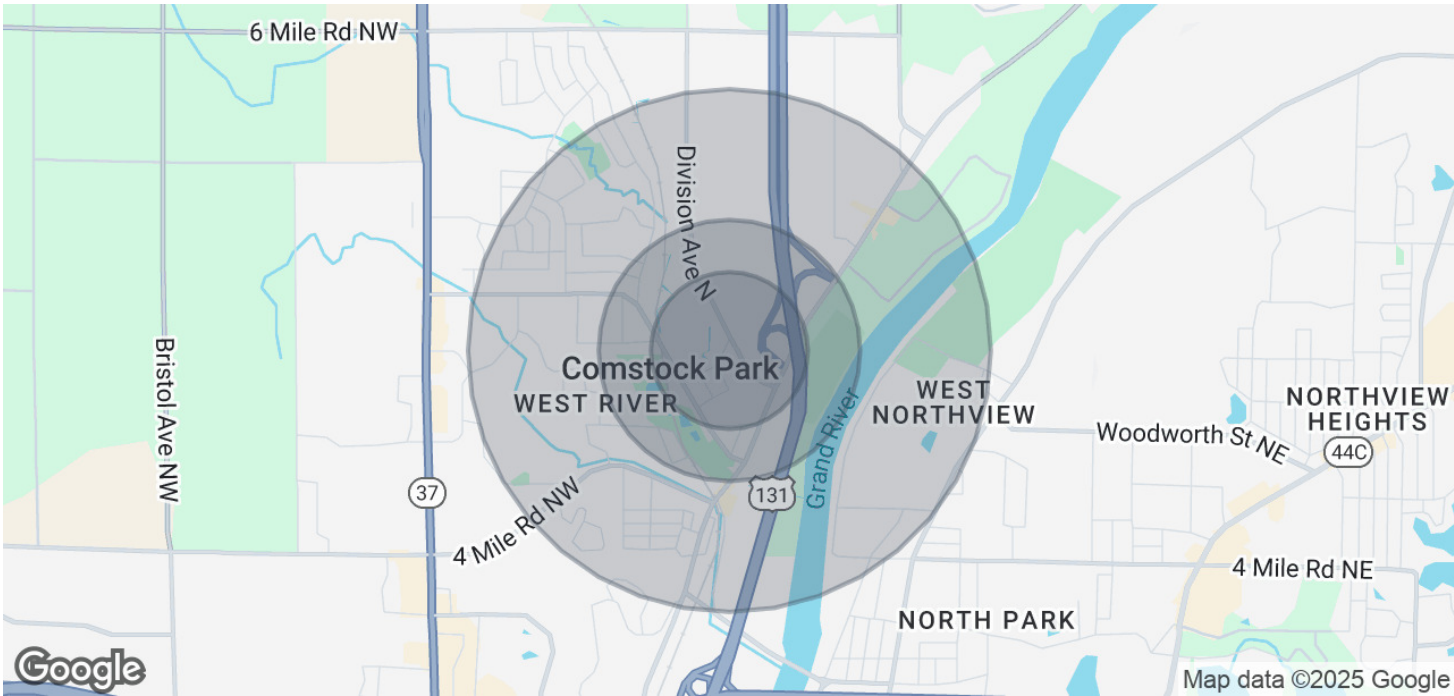


# DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	404	1,160	6,872
Average Age	41	40	37
Average Age (Male)	41	39	36
Average Age (Female)	41	41	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	169	488	2,924
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$77,770	\$78,141	\$74,536
Average House Value	\$307,142	\$278,256	\$217,222

Demographics data derived from AlphaMap

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