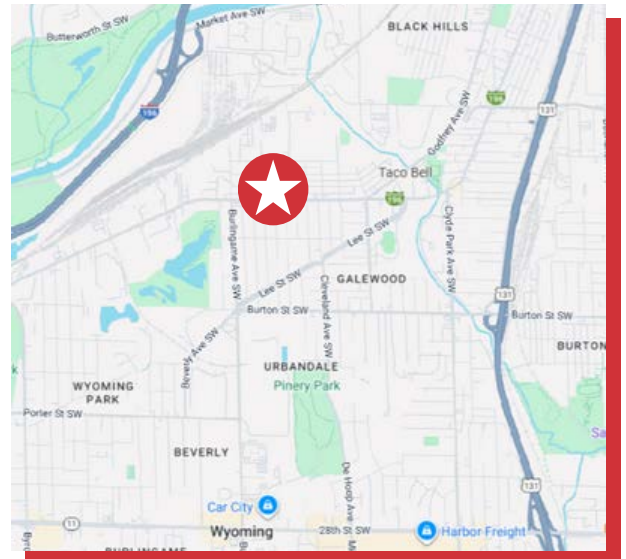




1407 CHICAGO DR., SW WYOMING, MI 49509

- 4,704 SF (2,246 SF office | 2,458 SF warehouse)
- Recently renovated office space
- Includes additional adjacent vacant parcel
- Great visibility along Chicago Dr
- Hard to find small commercial building for sale



FOR MORE INFORMATION, CONTACT:

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ROD ALDERINK

616-242-1104

roda@naiwwm.com



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PROPERTY OVERVIEW

FOR SALE
INDUSTRIAL/OFFICE BUILDING

Located along Chicago Dr SW, this offering includes a 4,704 SF freestanding building as well as an adjacent vacant parcel. The building features approximately 2,246 SF of recently renovated office space and 2,458 SF of warehouse space with 8' clear height. Offices are in great condition and include six private offices, a conference room, and newly added ADA restrooms.

The warehouse space has 8' clear height with one 8' overhead door, making it an ideal setup for contractors, service companies, or some light industrial users. The property is zoned B2 and offers strong visibility along Chicago Dr. The second lot is also zoned B2 and offers potential for expanded parking, outdoor storage, or future development. The building is available at close.



PROPERTY - BUILDING INFORMATION

Total Building Size:	4,704 SF
Warehouse SF:	2,458 SF
Office SF:	2,246 SF
Year Built:	1965
Acreage: Two lots	0.44 Acres
Construction:	Brick/block
Roof:	Rubber membrane
Floors / Mezzanine:	One
Elevators:	None
Signage:	Building
Parking:	Surface lot, asphalt, 15 spaces.
Fenced Yard:	No
Room to expand:	Yes
Outside Storage:	Yes, 36' x 9' x 8' shipping container included in the sale
Zoning:	B2

It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.

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.

 **1407 CHICAGO DR., SW**
WYOMING, MI 49509

NAI Wisinski of
West Michigan

SALE OVERVIEW

FOR SALE
INDUSTRIAL/OFFICE BUILDING

SALE INFORMATION

Sale Price:	\$429,000
Per SF:	\$91.19
Possession:	at close.

LEGAL DESCRIPTIONS

ADDRESS: 1347 CHICAGO DR. SW, WYOMING MI 49509

PPN: 41-17-02-156-023

Legal Description: COM 49.5 FT W OF NW COR OF CHICAGO DR & JUDD ST TH W 49.5 FT TH N 131 FT TH E 49.5 FT TH S 131 FT TO BEG * SEC 2 T6N R12W 0.14 A.

ADDRESS: 1407 CHICAGO DR. SW, WYOMING MI 49509

PPN: 41-17-02-156-025

Legal Description: PART NW 1/4 COM 99 FT W FROM NW COR OF CHICAGO DR & JUDD ST TH W 99 FT TH N 131 FT TH E 99 FT TH S 131 FT TO BEG * SEC 2 T6N R12W 0.29 A.

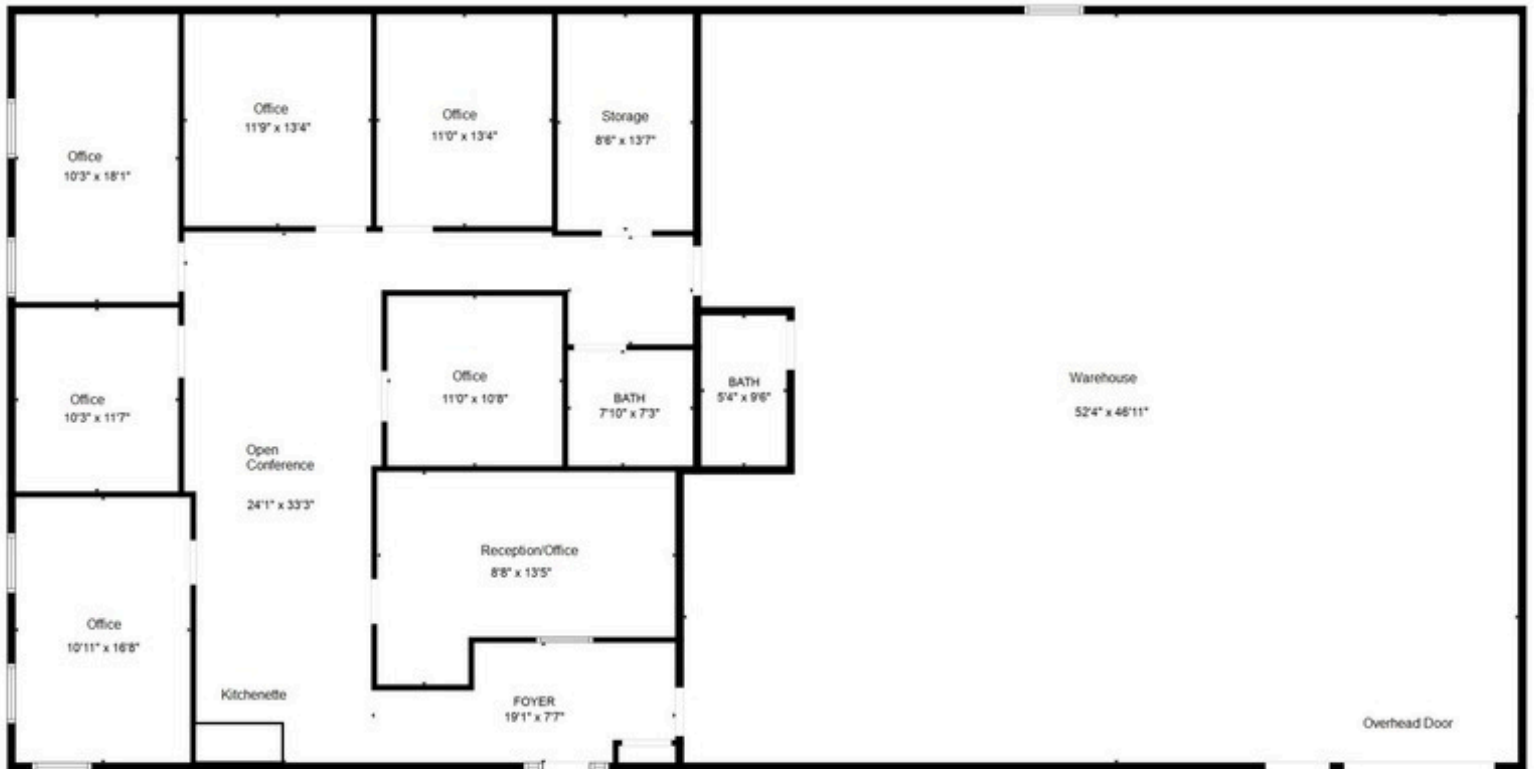


 **1407 CHICAGO DR., SW**
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FLOOR PLAN

FOR SALE
INDUSTRIAL/OFFICE BUILDING



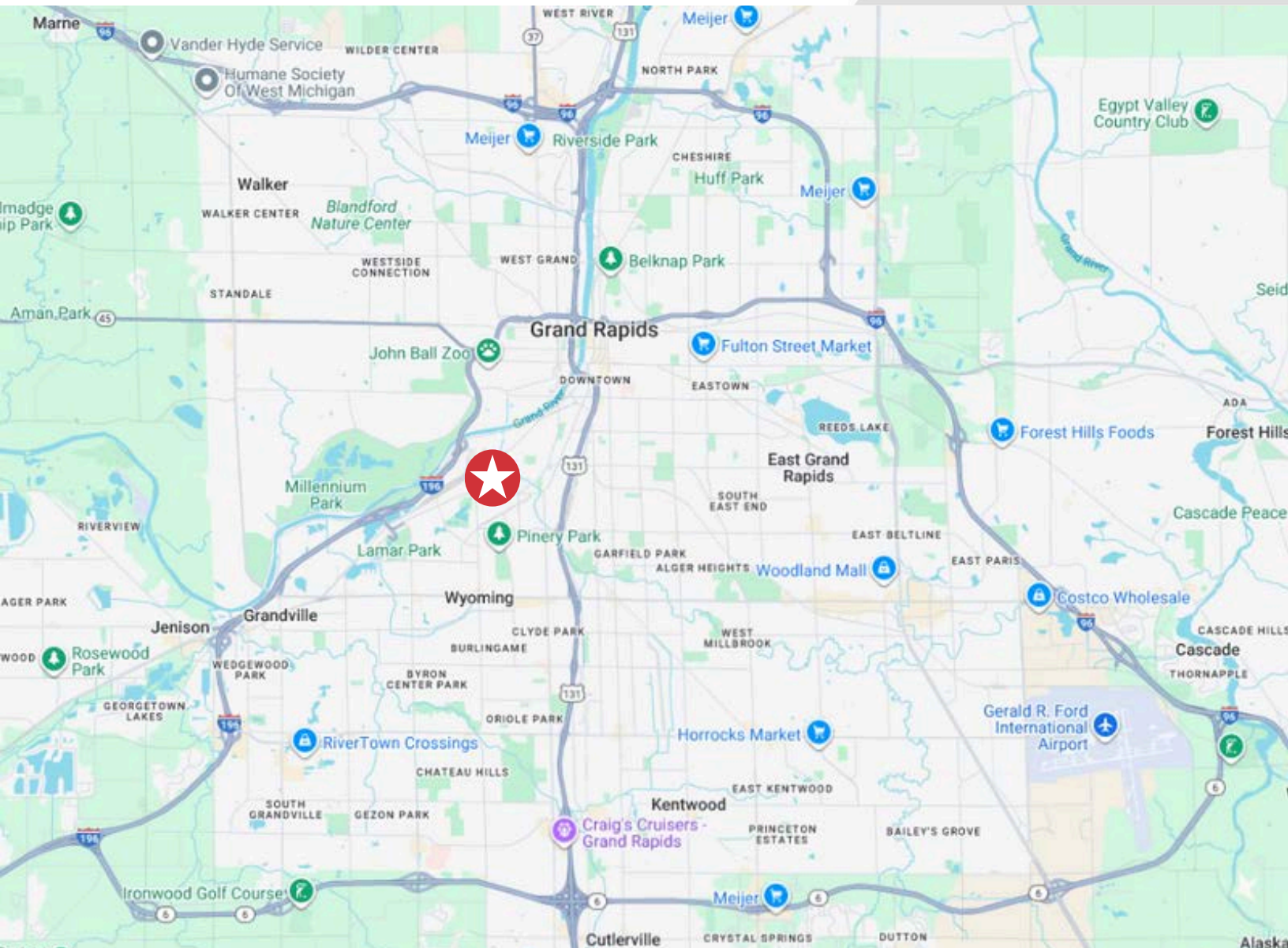
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

 **1407 CHICAGO DR., SW**
WYOMING, MI 49509

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LOCATION MAP

FOR SALE
INDUSTRIAL/OFFICE BUILDING



PROXIMITY

US 131	1.5 Miles
I 96	4.0 Miles
I - 196	1.4 Miles
Gerald R. Ford International Airport	11.5 Miles

 **1407 CHICAGO DR., SW**
WYOMING, MI 49509

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AERIAL MAP

FOR SALE
INDUSTRIAL/OFFICE BUILDING

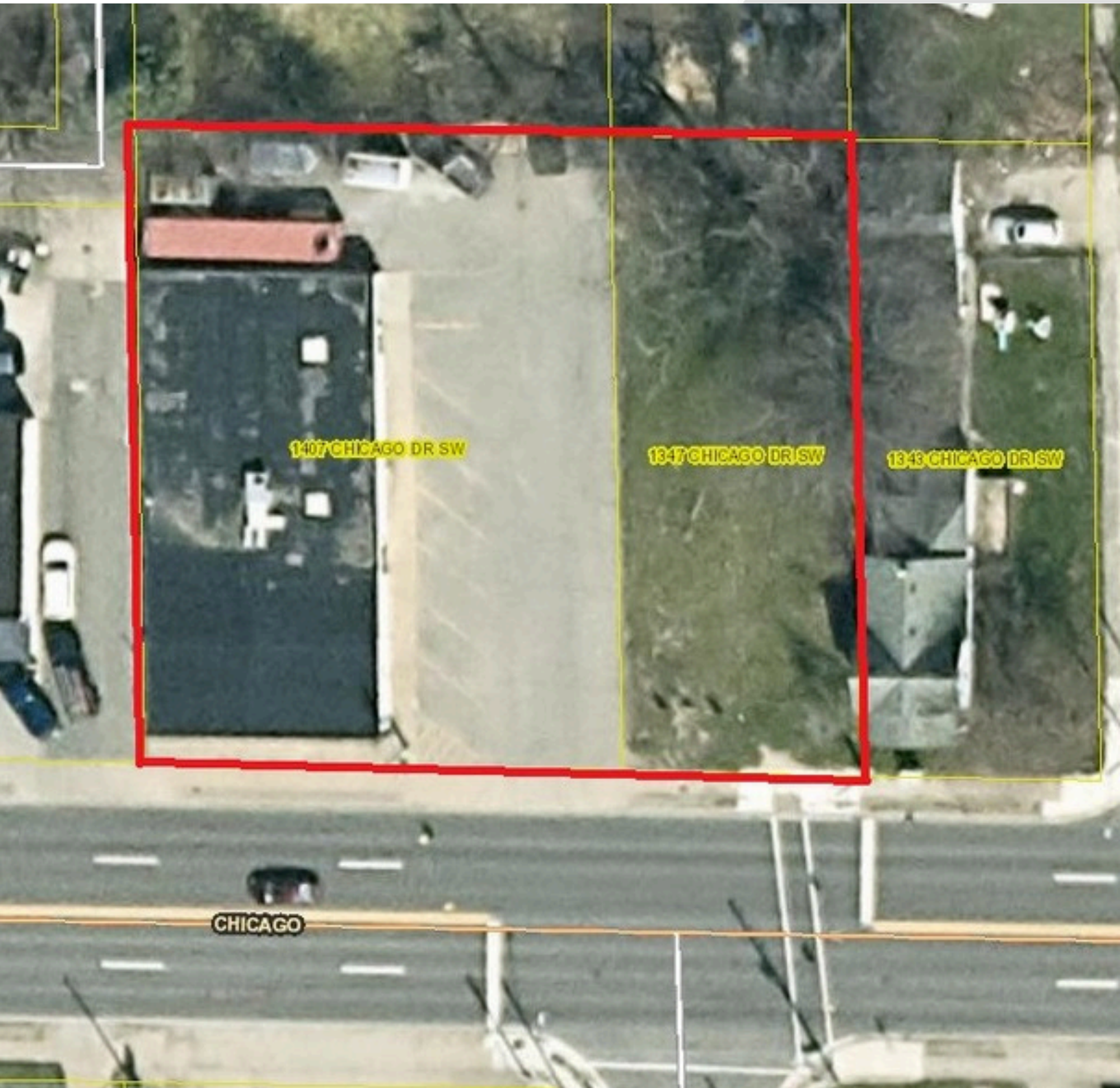


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PLAT MAP

FOR SALE
INDUSTRIAL/OFFICE BUILDING

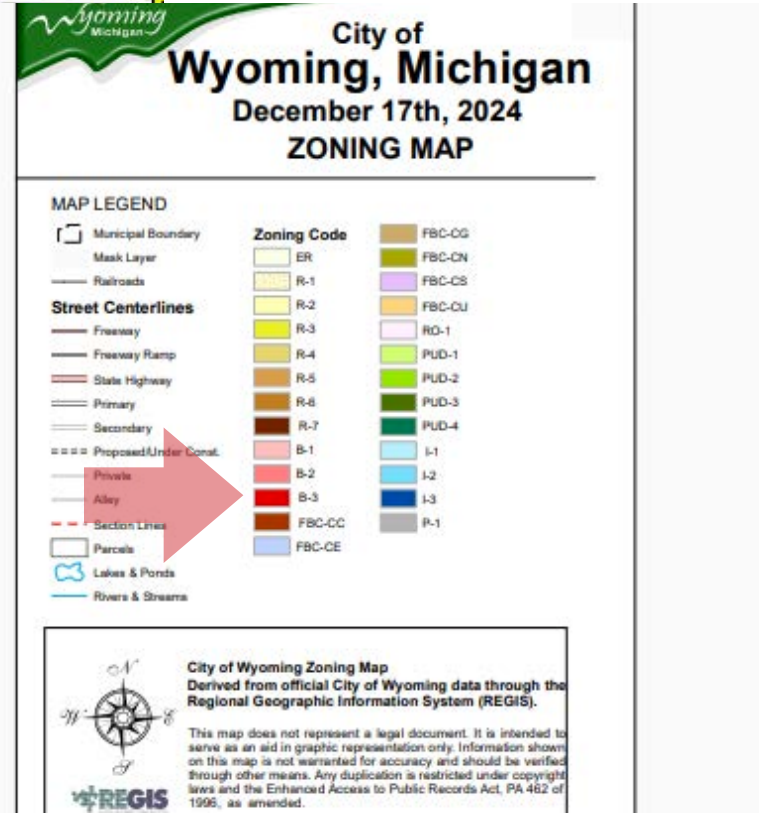
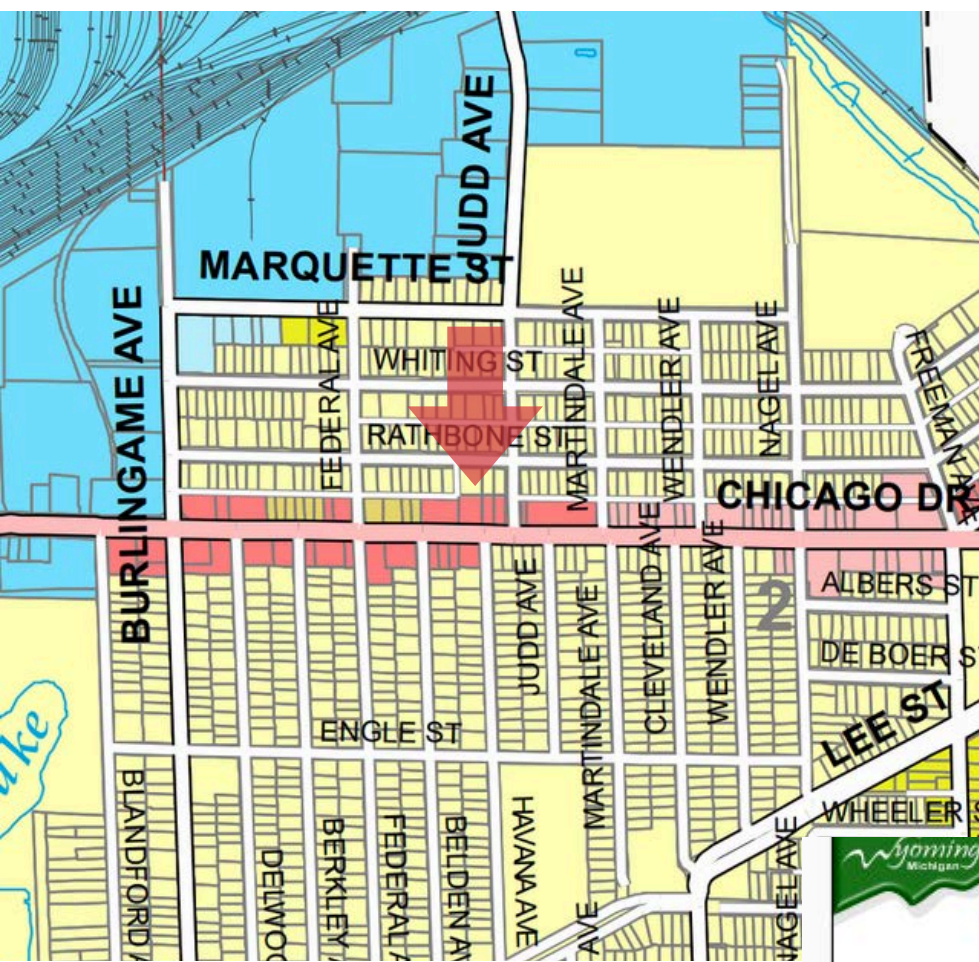


 **1407 CHICAGO DR., SW**
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ZONING MAP

FOR SALE
INDUSTRIAL/OFFICE BUILDING



1407 CHICAGO DR., SW
WYOMING, MI 49509

NAI Wisinski of
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[Click Here to View B1 Local District Permitted Uses](#)

[Click Here to View B2 Local District Permitted Uses](#)

Wyoming, MI Code of Ordinances

Sec. 90-401 B. - Principal permitted uses. **B1**

- (1) Banks.
- (2) Savings and loans.
- (3) Mortgage companies.
- (4) Uses similar to the above.
- (5) Clothing services as follows:
 - (a) Laundry agency.
 - (b) Self-service laundry and dry cleaning.
 - (c) Dry cleaning establishment using not more than two clothes cleaning units, neither of which shall have a rated capacity of more than 40 pounds, using cleaning fluid which is nonexplosive and nonflammable.
 - (d) Dressmaking.
 - (e) Millinery.
 - (f) Tailor and pressing shop.
 - (g) Shoe repair shop.
- (6) Equipment services as follows:
 - (a) Radio or television shop.
 - (b) Electric appliance shop.
 - (c) Watch repair shop.
 - (d) Shoe repair shop.
 - (e) Uses similar to the above.
- (7) Food service (excluding drive-in type businesses), the business of which shall be conducted entirely within an enclosed building, except that outdoor seating areas shall be permitted (such seating areas may be located in required yard setbacks, provided that such seating shall not impede pedestrian walkways or parking lots, and shall not include table service; all such seating shall be removed when out of season), as follows:
 - (a) Grocery, baked goods and delicatessen.
 - (b) Restaurant.
 - (c) Ice cream stand or shop.
 - (d) Uses similar to the above.
- (8) Offices as follows:
 - (a) Business.
 - (b) Medical.
 - (c) Professional.

ZONING CODES

FOR SALE
INDUSTRIAL/OFFICE BUILDING

[Click Here to View B1 Local District Permitted Uses](#)

[Click Here to View B2 Local District Permitted Uses](#)

(9) Personal services as follows:

- (a) Barbershop.
- (b) Beauty shop.
- (c) Health salon.
- (d) Photographic studio.
- (e) Uses similar to the above.

(10) Retail service and retail stores generally as follows:

- (a) Drugstore.
- (b) Hardware store, paint and wallpaper
- (c) Stationer.
- (d) News dealer.
- (e) Apparel shop.
- (f) Household appliances.
- (g) Flower shop.
- (h) Gift shop.
- (i) Variety stores.
- (j) Bookstores, recordings and videos for sale or rental, except those defined as an adult bookstore.

(11) Accessory buildings and uses customarily incidental to the above uses.

(12) Off-street parking.

(13) Municipal buildings and uses.

(14) Physical culture facilities, gymnasiums, and reducing salons

(15) Veterinary hospitals and clinics, excluding outdoor use of property for exercise yards, pens, and other similar uses.

(16) Nursery schools, day nurseries, and child care facilities for the care of seven or more people.

(Code 1983, § 60.52; Ord. No. 2-96, § 1, 2-20-96; Ord. No. 8-00, § 2, 5-15-00; Ord. No. 3-11, § 2, 5-2-11; Ord. No. 1-23, § 7, 2-6-23; Ord. No. 9-23, § 1 6-5-23)

[Click Here to View B1 Local District Permitted Uses](#)

[Click Here to View B2 Local District Permitted Uses](#)

Sec. 90-407B. - Principal permitted uses. **B2**

- (1) All uses permitted in the B-1 business district.
- (2) Retail businesses whose principal activity is the sale of new merchandise within a completely enclosed building. Up to 15 percent of the sales area may be used for the sale of used merchandise.
- (3) Business service establishments, such as office machine, printing and copying.
- (4) Any service establishment of an office, showroom or workshop nature, such as a decorator, upholsterer, caterer, exterminator, building contractor and similar establishments that require outlet, except that no outdoor storage yards shall be permitted.
- (5) Physical culture facilities, such as gymnasiums and reducing salons.
- (6) Automobile, truck, motorcycle, trailer, recreation vehicle or boat showrooms, excluding outdoor storage or display of sales product.
- (7) Business schools or private schools operated for a profit.
- (8) Automobile repair and service entirely within an enclosed building, except body shops, painting and refinishing, automobile washes, automobile gasoline and automobile service stations.
- (9) Hotels and motels.
- (10) Printing and publishing.
- (11) Bus passenger station.
- (12) Funeral homes or mortuaries.
- (13) Veterinary hospitals and clinics, excluding outdoor use of property for exercise yards, pens and other similar uses.
- (14) Commercial greenhouses of less than 1,000 square feet in floor area.
- (15) Business recreation uses as follows:
 - (a) Indoor theater.
 - (b) Bowling alley.
 - (c) Dancehall.
 - (d) Skating rink.
- (16) Accessory buildings and uses customarily included incidental to the above uses.
- (17) Off-street parking.
- (18) Reserved.
- (19) Reserved.
- (20) Nursery schools, day nurseries and child care facilities for the care of seven or more people, provided there is an on-site outdoor play area of at least 600 square feet and a fence of at least four feet in height to enclose the rear yard.
- (21) Reserved.
- (22) Athletic training facility.

(Code 1983, § 60.55; Ord. No. 15-99, § 2, 11-15-99; Ord. No. 03-07, § 1, 2-5-07; Ord. No. 7-09, § 6, 12-21-09; Ord. No. 14-12, §§ 2, 3, 1-7-13; Ord. No. 12-13, § 5, 9-3-13; Ord. No. 5-14, § 1, 3-17-14; Ord. No. 15-23, § 2, 12-4-23)



PROPERTY PHOTOS

FOR SALE
INDUSTRIAL/OFFICE BUILDING



 **1407 CHICAGO DR., SW**
WYOMING, MI 49509

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West Michigan

PROPERTY PHOTOS

FOR SALE
INDUSTRIAL/OFFICE BUILDING

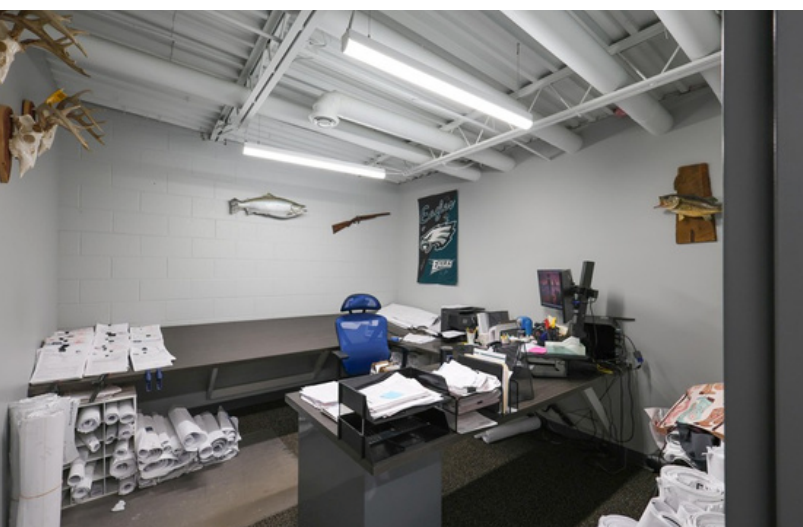
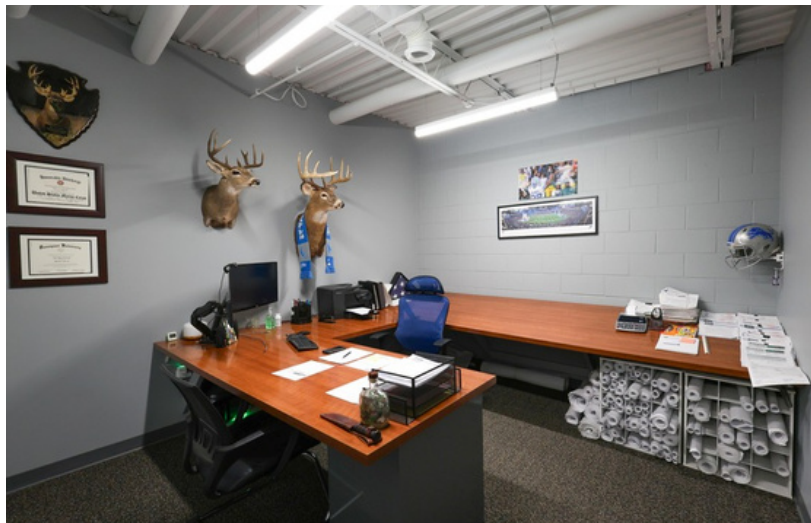


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PROPERTY PHOTOS

FOR SALE
INDUSTRIAL/OFFICE BUILDING



 **1407 CHICAGO DR., SW**
WYOMING, MI 49509

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West Michigan

LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

**BEST OF THE
MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

**US CITIES WITH THE
BEST QUALITY OF
LIFE 2024**

Grand Rapids

W WalletHub

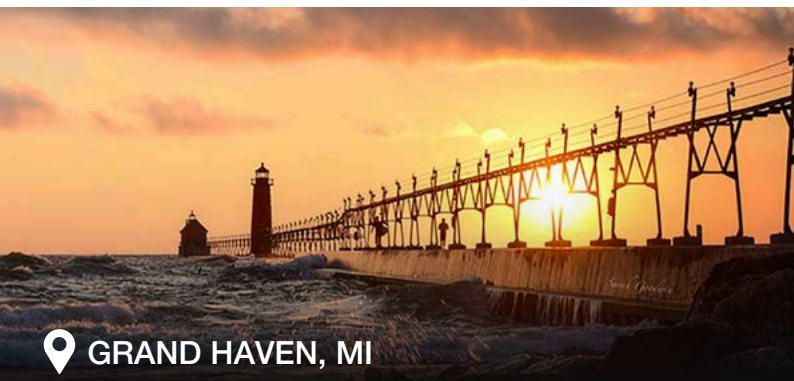
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon

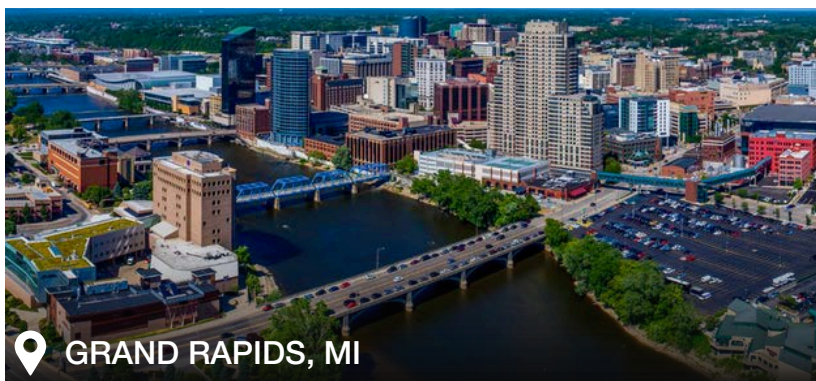


**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



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