

1007 WEALTHY STREET SE

GRAND RAPIDS, MICHIGAN

SHOVEL-READY HISTORIC MIXED-USE REDEVELOPMENT

\$475K

ASKING PRICE

3,600 SF

BUILDING AREA

8.4%

PROJECTED ROI



WEALTHY STREET CORRIDOR | BETWEEN ELECTRIC CHEETAH AND THE MEANWHILE BAR

A READY-TO-BUILD OPPORTUNITY

Historic mixed-use rehabilitation with preservation approval, completed permit drawings and established construction pricing. The approved plan pairs four modern apartments with flexible street-level commercial space in one of Grand Rapids' most active neighborhood business districts.

PROJECT HIGHLIGHTS

- **Four one-bedroom apartments**
Each planned with private in-unit laundry
- **1,800 SF white-box commercial space**
Two restrooms; retail, hospitality or office use
- **On-site parking and outdoor potential**
Driveway for three cars plus rear patio area
- **Approximately 11,000 vehicles per day**
Strong visibility along the Wealthy Street corridor

INCENTIVE PACKAGE

10 YEARS

OPRA property-tax abatement

\$25,000

Uptown facade-improvement grant

\$226,983

Revitalization and Placemaking grant

20% FEDERAL

Potential historic-preservation tax credit

5% STATE

Potential Michigan historic tax credit

CONSTRUCTION-READY PACKAGE

Preservation approval + permit set + pricing

All dimensions, projections, incentives and approvals are subject to buyer verification, program requirements and any required transfer or agency consent. Historic tax credits are not guaranteed.

LAND CONTRACT TERMS AVAILABLE

Offering details, plans, budgets and incentive documentation available.

BRADLEY VENEKLASE

Urban Soil Realty | 616-437-1065

bradveneklase@gmail.com