



Colliers



FOR SALE

3050 Ivanrest Avenue SW
Grandville, MI

Property Highlights

- 12,250 SF Fully Leased Professional Office
- Multi-Tenant Medical/Dental Property
- Established Medical Tenants Include Two Dentists and a Podiatrist
- Attractive Atrium Entrance
- Monument Signage on Ivanrest

Asking Price:

\$1,378,125

CONTACT US



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Interior Photos



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Property Information



Highlights

- Solid Brick Construction
- Single Story Building
- 85 Parking Spaces
- Excellent Natural Light

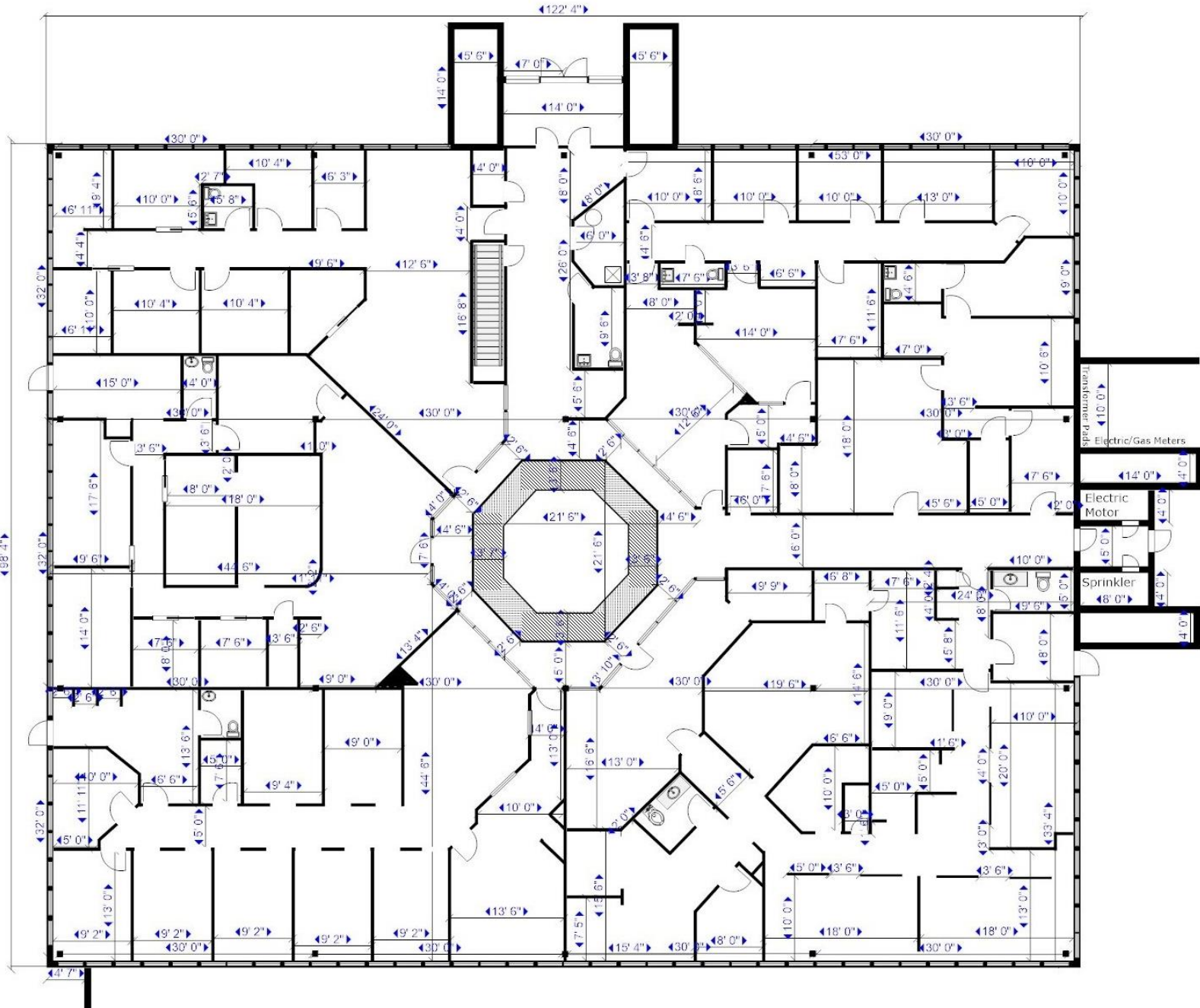
Building SF:	12,250 SF
Year Built:	1988
Acreage	1.89
Parcel Number:	41-17-16-155-003

Financials

Sale Price	\$1,378,125
Sale Price Per SF	\$112.50/SF
Annual Property Taxes	\$36,354
Property Taxes Per SF	\$2.97/SF
CAM (2024)	\$107,816
CAM Per SF	\$8.64/SF
SEV (2024)	\$793,700
Taxable Value (2024)	\$615,688
NOI	\$88,033 (Pro-Forma)
Cap Rate	6.40%

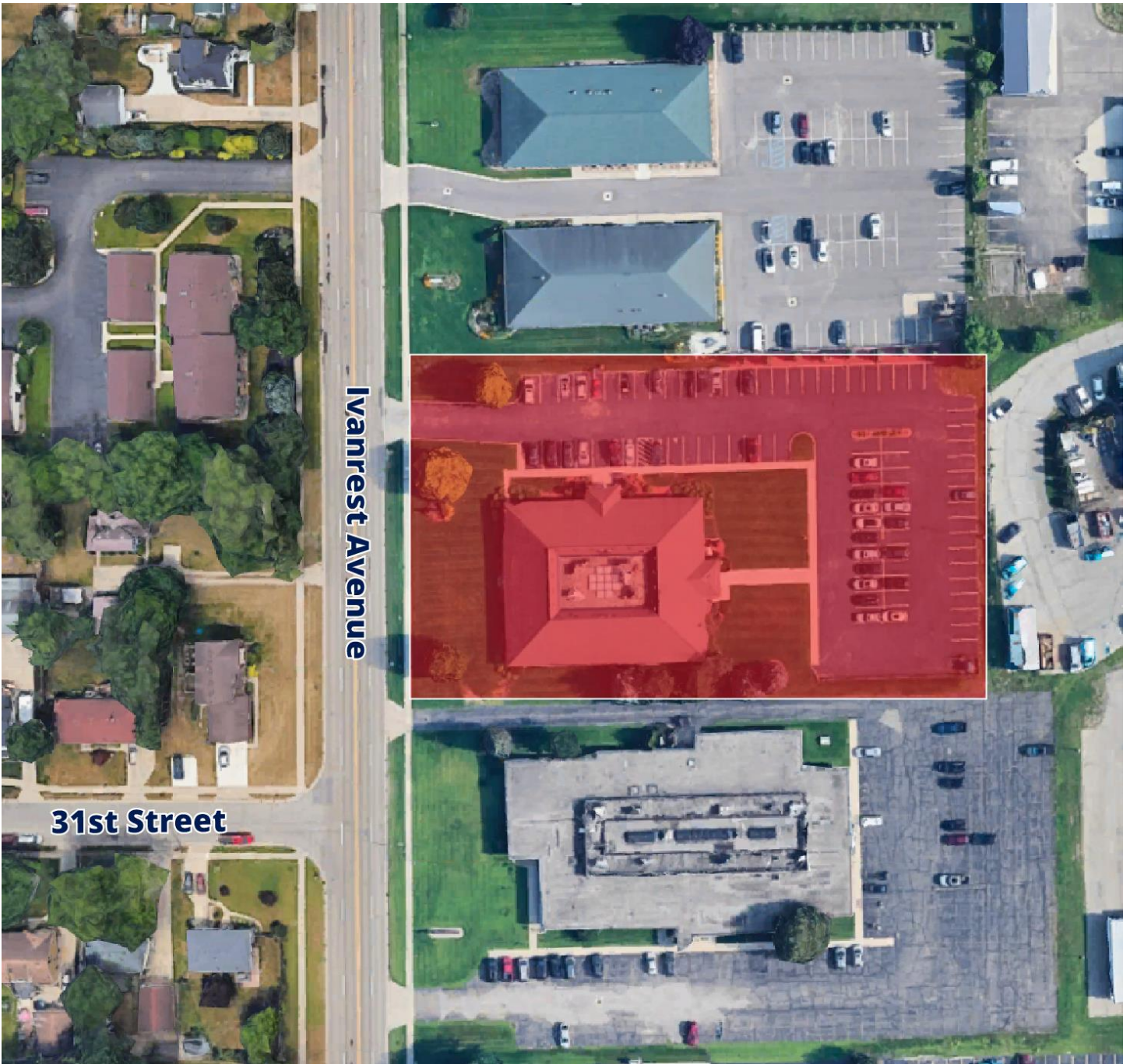
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Floor Plan



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Aerial Map



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Location Map

