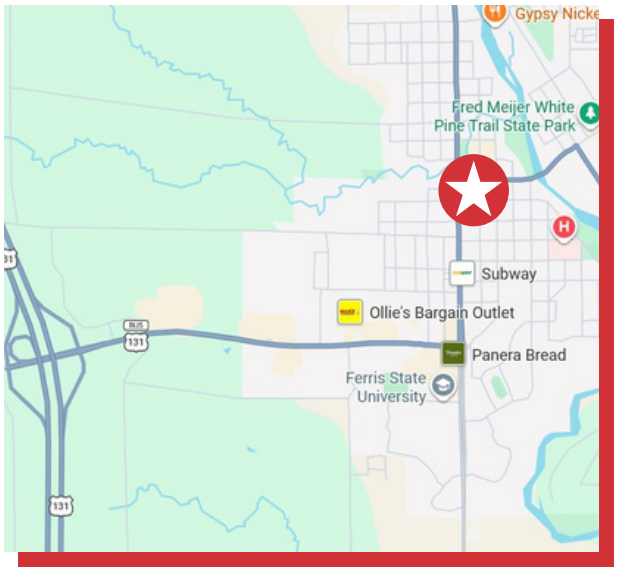
NAI Wisinski of West Michigan

FOR SALE
OFFICE



110 ELM STREET
BIG RAPIDS, MI 49307

- 4,624 SF office building with on-site parking and strong street visibility
- Configured into four separate office suites
- All suites leased on short-term agreements, providing flexibility for an owner-user or investor
- Attractive exterior signage opportunity
- Conveniently located in Downtown Big Rapids Business District
- Ample on site parking and conviently located next to a city parking lot for additional overflow parking



FOR MORE INFORMATION, CONTACT:

PAUL OOSTERBAAN
O: 616.575.7054
paulo@naiwwm.com

PARCEL MAP

FOR SALE
OFFICE



LEGAL DESCRIPTON

000110 ELM STREET: SEC 14, T15N, R10W -- COM 100 FT W OF THE INT OF THE W LI OF THE ALLEY W OF BLK 24 & THE S LI OF ELM ST, TH W 72 FT, TH S 100 FT, TH E 72 FT, TH N 100 FT TO THE POB.

110 ELM STREET
BIG RAPIDS, MI 49307

NAI Wisinski of West Michigan

SALE/PROPERTY OVERVIEW

FOR SALE
OFFICE

SALE INFORMATION

Sale Price:	$496,640
Per SF:	$107.40
Municipality:	City of Big Rapids
PPN:	17-14-105-002
SEV (2026):	$170,200
Taxable Value (2026):	$131,174
Summer Taxes (2026):	$6,799.16
Winter Taxes (2025):	$985.74
Total Taxes (2025-26):	$7,784.90

PROPERTY - BUILDING INFORMATION

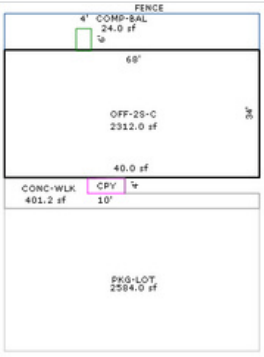
Total Building Size:	4,624 SF
Building Class:	C
Year Built:	1969
Acreage:	0.165
Construction:	Brick
Air Conditioning:	Yes
Security System:	N/A
Floors:	2

Elevators:	No
Restrooms:	Yes
Ceiling Height:	12'
Signage:	Pylon
Parking:	Ample
Zoning:	C-2

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

UTILITY PROVIDERS

Electric:	Consumers Energy
Natural Gas:	DTE
Sanitary Sewer:	Municipality
Storm Sewer:	Municipality
Water:	Municipality



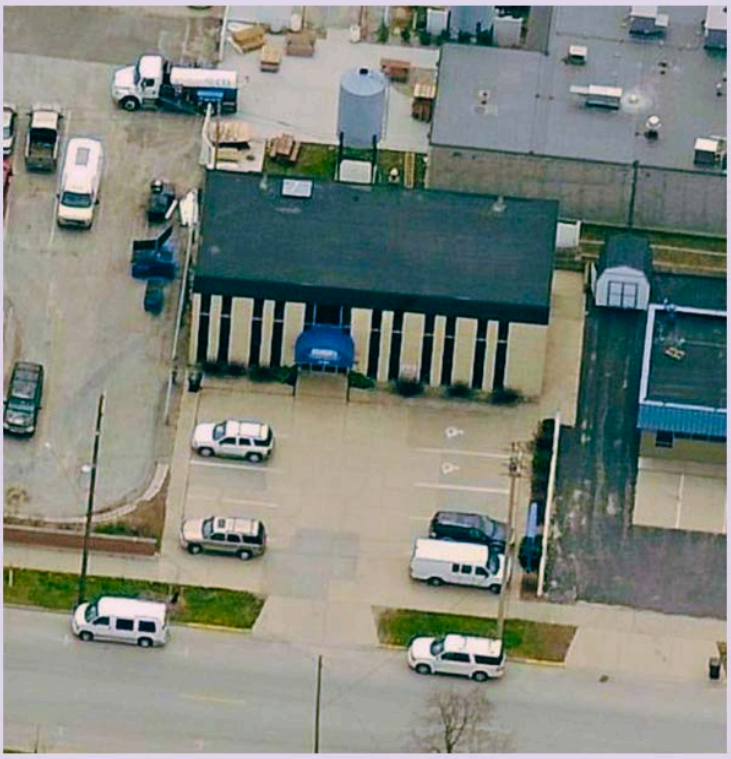
We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior 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.

110 ELM STREET
BIG RAPIDS, MI 49307

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PROPERTY PHOTOS

FOR SALE
OFFICE









110 ELM STREET
BIG RAPIDS, MI 49307

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RETAIL MAP

FOR SALE
OFFICE



110 ELM ST
BIG RAPIDS, MI 49307

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DEMOGRAPHICS

FOR SALE
OFFICE

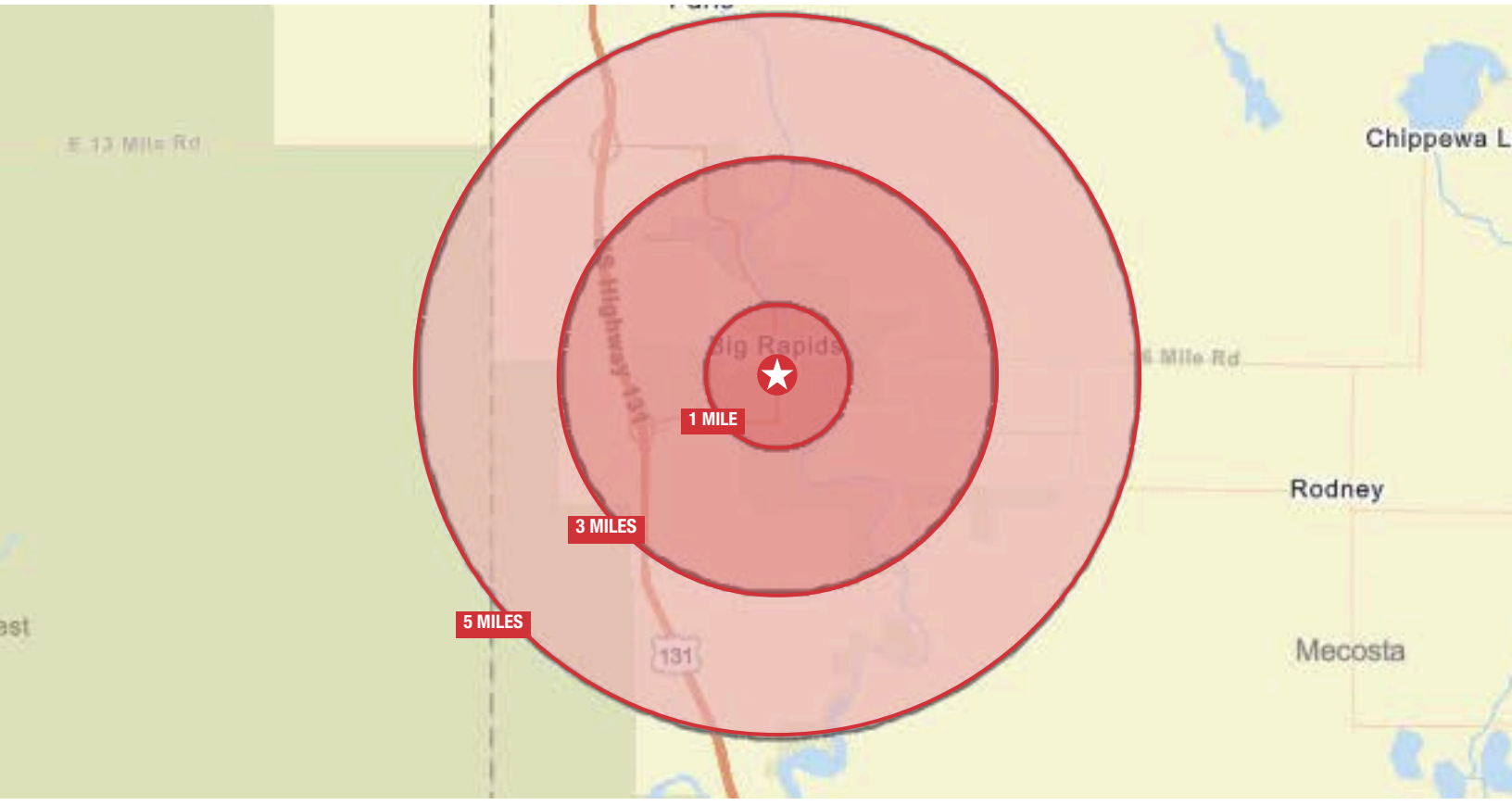
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,662	5,581	3,878
Average Age	27.4	28.8	43.9
HOUSEHOLDS			
Total Households	2,607	2,243	1,553
# of Persons per Household	2	2.29	2.49
HOUSEHOLD INCOME			
Average Household Income	$54,248	$67,141	$90,437
Average House Valuation	$150,203	$183,513	$212,457

5K

POPULATION
(3 MILES)

$67K

AVERAGE HH INCOME
(3 MILES)

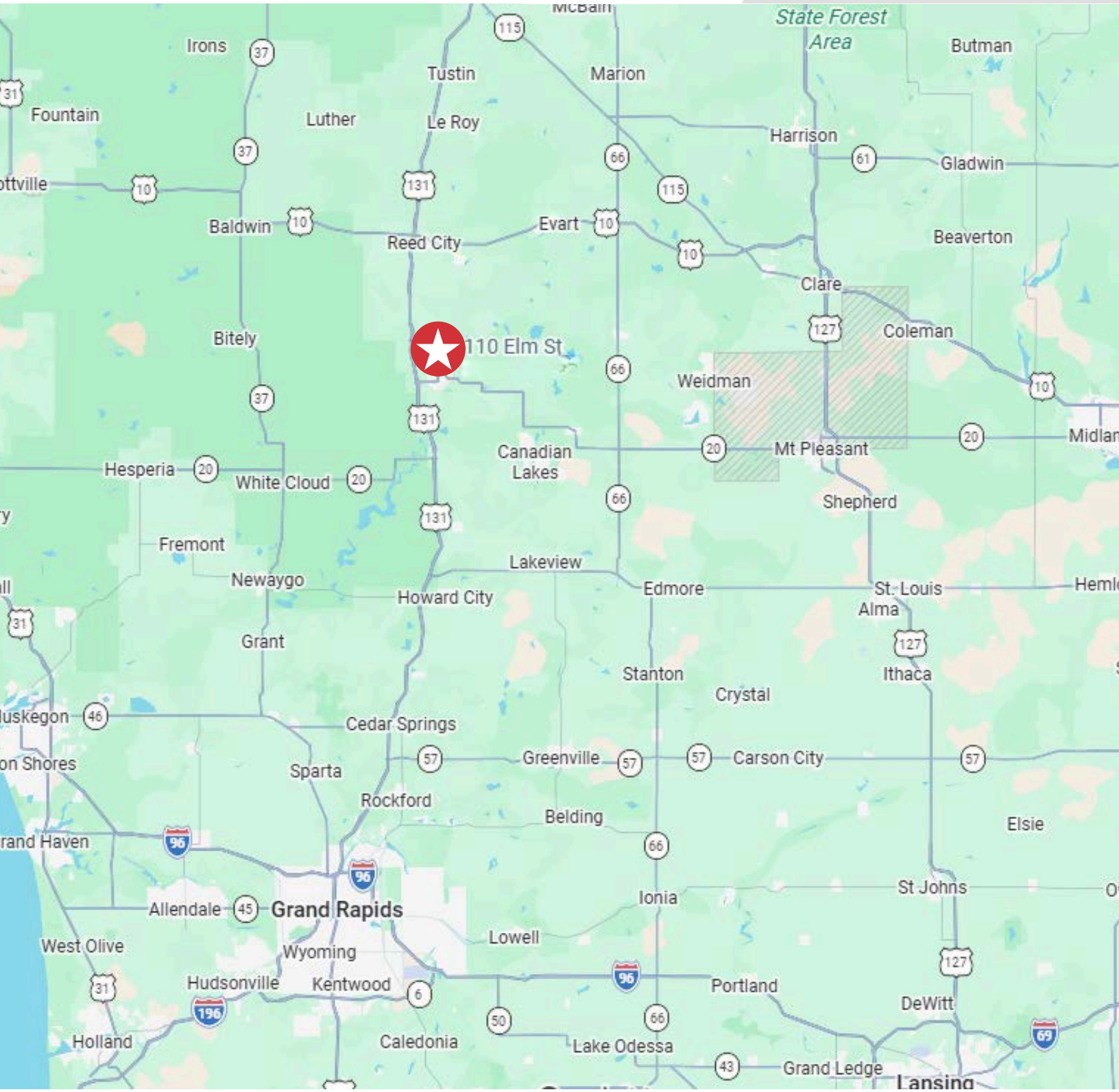


110 ELM STREET
BIG RAPIDS, MI 49307

NAI Wisinski of West Michigan

LOCATION MAP

FOR SALE
OFFICE



110 ELM STREET
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LOCATION OVERVIEW

BIG RAPIDS

Big Rapids is energized by Ferris State University, home to 13,000 students and top programs in engineering, pharmacy, optometry, and business. The university fosters diversity and engagement, contributing to the city's vibrant atmosphere.

The local economy is anchored by education, healthcare, and manufacturing, with strong employment in production, sales, and office roles.

With 257 acres of parks and the scenic Muskegon River, Big Rapids invites outdoor adventure. Residents enjoy hiking, fishing, cultural attractions, and a youthful energy thanks to a median age of just 22.8.



WorldAtlas

BEST COLLEGE TOWNS IN MICHIGAN

Ferris State University

NAMM Foundation

BEST COMMUNITIES FOR MUSIC EDUCATION

Big Rapids Public Schools

NICHE

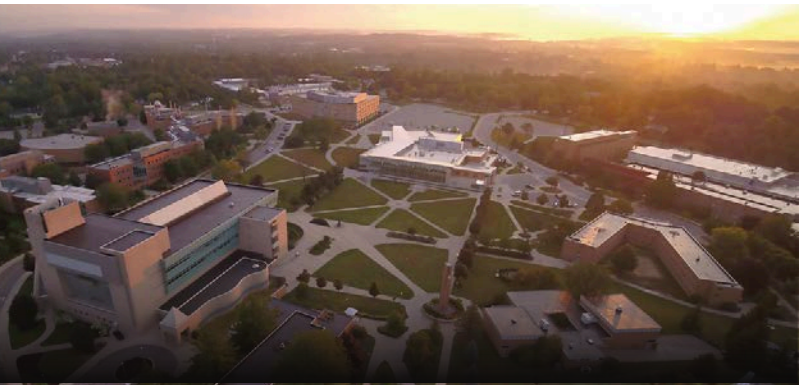
TOP TOWN FOR STUDENT LIFE

Ferris State University

PURE MICHIGAN

BEST RIVERFRONT TRAIL ACCESS

Big Rapids Public Schools









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