



Retail For Sale or Lease

Property Name:

Location: 8474 Mason Drive
City, State: Newaygo, MI
Cross Streets: Edgewood Drive
County: Newaygo
Zoning: Commercial
Year Built: 1970 (Retrofit: 2019)

Total Building Sq. Ft.:	2,220	Property Type:	General Retail-Commercial
Available Sq. Ft.:	2,220	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	2,220	Total Acreage:	0.46
Max Cont. Sq. Ft.:	2,220	Land Dimensions:	N/A
Ceiling Height:	N/A	Parking:	Ample
Overhead Door(s) / Height:	0	Curb Cuts:	N/A
Exterior Construction:	N/A	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	N/A
Basement:	No	Roof:	Metal
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

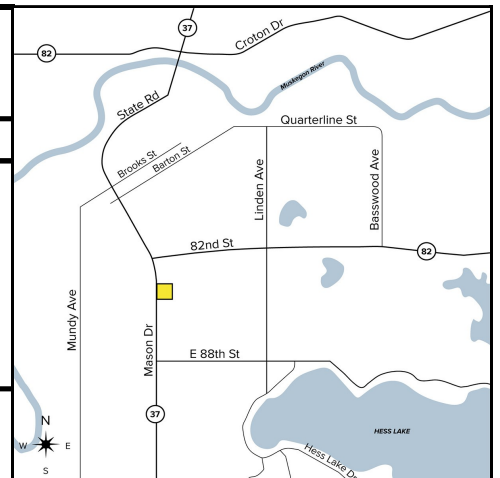
Population:	Median HH Income:	Traffic:	Yr: 2024	Count: 11,265	Mason Dr. S. of Frederick St. 2-Way
1 Mile: 1,668	1 Mile: \$53,179		Yr: 2024	Count: 13,800	Mason Dr. N. of Frederick St. 2-Way
3 Miles: 6,462	3 Miles: \$64,701		Yr: 2024	Count: 6,490	82nd St. E. of Mason Dr. 2-Way
5 Miles: 11,408	5 Miles: \$65,688		Yr:	Count:	
Current Tenant(s): N/A	Major Tenants: N/A				

Lease Rate:	\$10.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$5,606.43 (2024)
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Parcel #:	19-30-160-025
Sale Price:	Contact Broker	Assessor #:	N/A
Sale Terms:	N/A	Date Available:	Immediately

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities: N/A

Comments: Freestanding building. Building completely renovated in 2019. Ample parking.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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