

OFFICE CONDO FOR SALE



**549 Seminole Rd Suite 103
Norton Shores, MI 49444**



Bob Hendrick, CCIM
BHHS Clyde Hendrick, Realtors Grand Haven
Commercial Division
License #: MI 6502100473
616.402.6427

Exceptional Office Condo

Offered at \$138,500 | Includes Current
Tenant Lease



OFFICE CONDO FOR SALE

SALE INFORMATION

Exceptional Office Condo

Offered at \$138,500 | Includes Current Tenant Leases

Discover a smart addition to your investment portfolio with this professionally remodeled office condo located in the desirable Seminole Woods Office Park. This attractive, open, and airy space is set in a quiet, well-maintained business environment with ample on-site parking and excellent visibility just off Seaway Drive—one of the area's busiest corridors.

Key Highlights:

- Turnkey Investment: Leased to a solid tenant since 2018, providing stable, long-term cash flow.
- Strong Financials: Current Net Operating Income (NOI) of \$10,557, with 3% annual rent escalations in place.
- Out-of-Suite storage included for non-current items.
- Prime Locations: High-traffic area with easy access and strong professional presence within the office park

Whether you're an experienced investor or just beginning your commercial real estate journey, this low-maintenance property offers consistent returns and long-term growth potential.



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BERKSHIRE HATHAWAY
HOMESERVICES

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SALE INFORMATION

Asking Price \$138,500

BUILDING INFORMATION

Building Square Footage	10,430
Net Rentable of suite (sq ft)	1,084
Year Built	2005
Year Renovated	2023
Stories	1
Buildings	2

PROPERTY INFORMATION

Property Type	Office
Subtype	Executive Office
Permitted Zoning	PUD
Class	B
Lot Size (acres)	3
Parking Space	130
APN	27767000000050

TENANT INFORMATION

Lease Type	Modified Gross
Tenancy	Single
Lease Term	3 years
Lease Commencement	09/1/2018
Lease Expiration	12/31/2026
Remaining Term	.5 years (2 additional renewals)
Cap Rate	7.6%
Occupancy	100%
NOI	\$10,557

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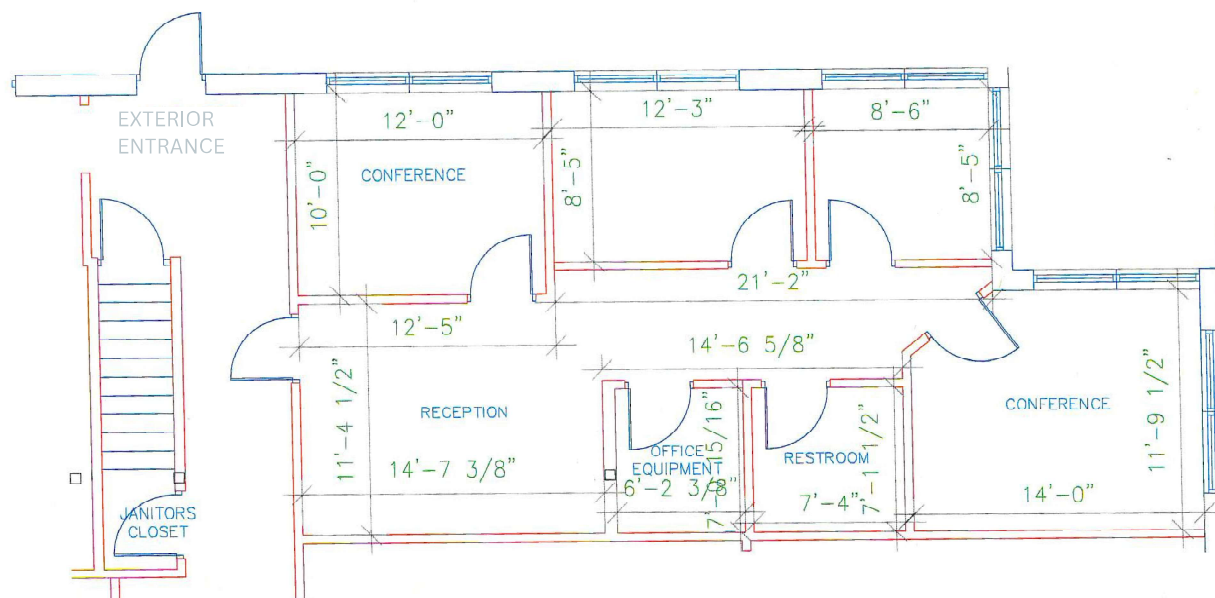
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FLOOR PLAN



Randers 
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Design
Development
Construction

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www.randers.com

SUITE 103
549 SEMINOLE RD. SUITE 103
NORTON SHORES, MICHIGAN 49444

1ST FLOOR PLAN

549 Seminole Rd Suite 103
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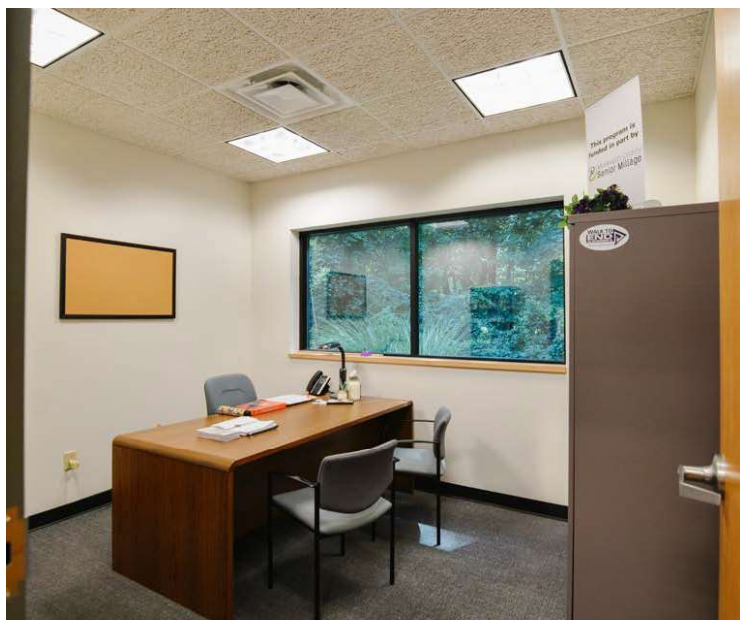
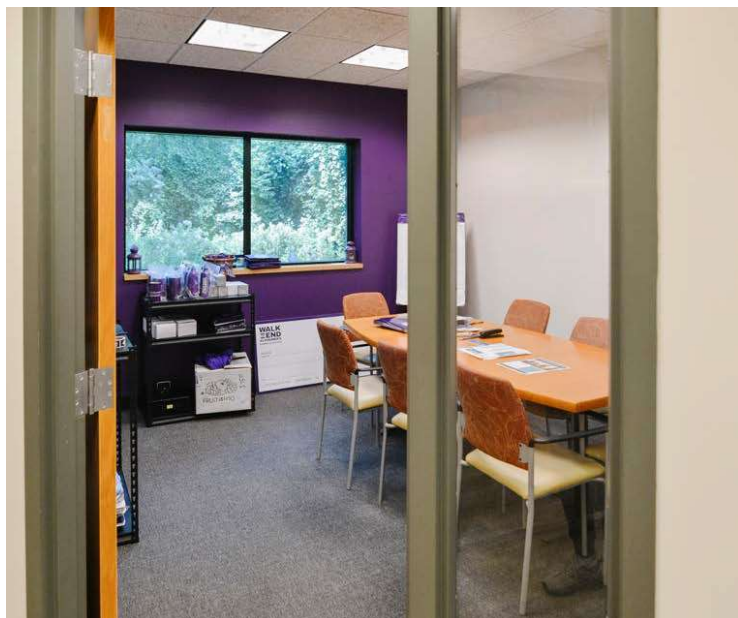
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OFFICE CONDO FOR SALE

INTERIOR PHOTOS



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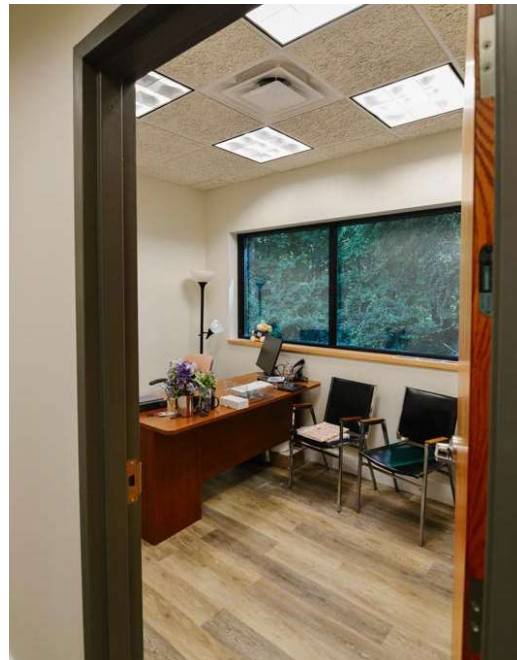
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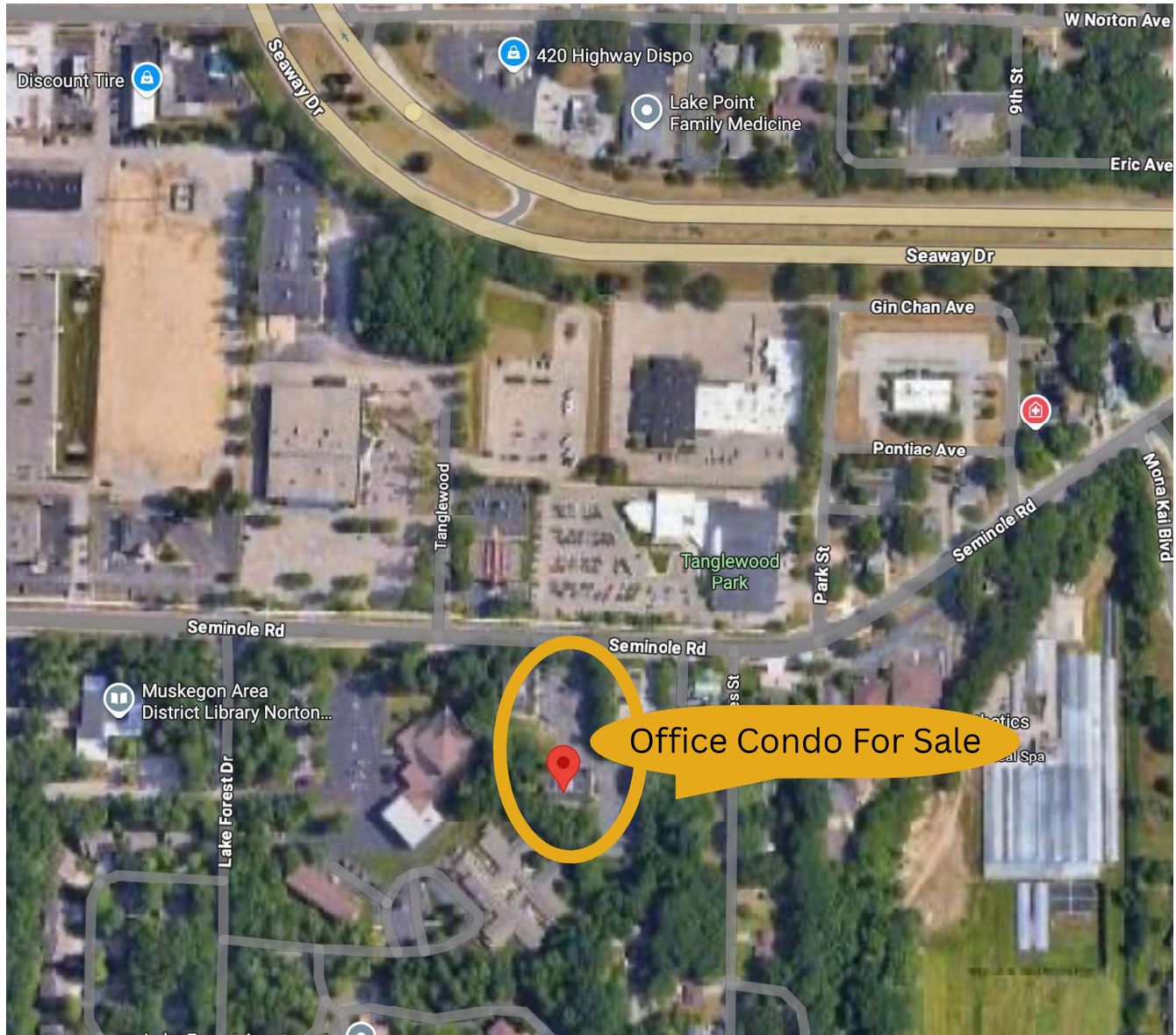
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PROPERTY AERIAL



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