



**14140 White Creek Ave NE
Cedar Springs, Michigan 49319**

Property Highlights

- Ideal Owner Occupier Investment
- 4,900 SF Building on 1.21 Acres; Seven (7) Existing Suites, Flexible Floor Plan
- In Place Stable Tenants
- Existing Annual Gross Rental Income - \$60,000+
- Owner Will Consider a Land Contract



For More Information

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Property Overview

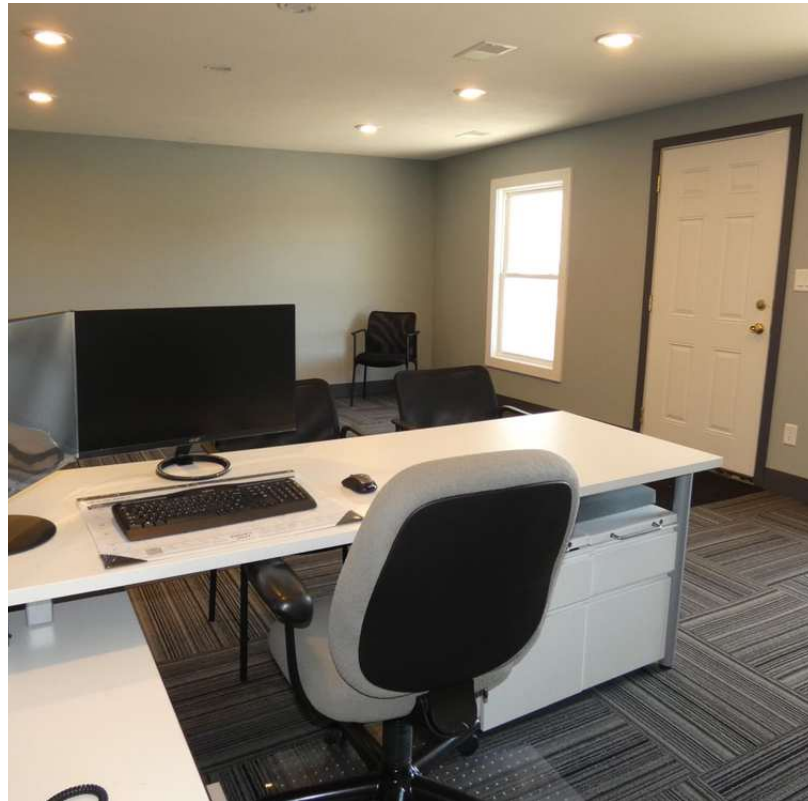
14140 White Creek Ave NE
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Property Overview

Great Investment Opportunity! Seven (7) suites in building. A new roof, siding, doors & sidewalks have been updated and all spaces are newly renovated with the exception of the flooring in the storage room of one of the suites.

Property Information

Location:	US - 131 North to 17 Mile, East to White Creek, North to Property
Total Building Size:	4,900 SF
Year Built:	1985
Municipality:	Solon Township
PPN:	41-02-25-300-015
Acreage:	1.21 Acres
Signage:	Monument
Parking:	Surface; Ample Spaces
Zoning:	HC (Highway Commercial)
Building Class:	C



Sale Overview

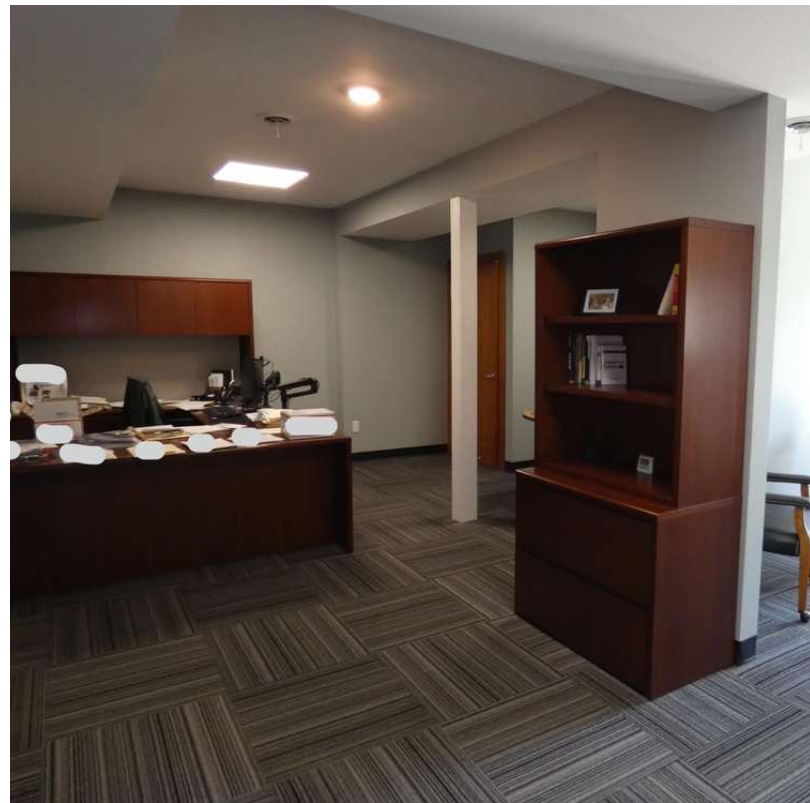
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Sale Information

Price:	\$585,000.00
Per SF:	\$119.39
SEV (2024):	\$138,700.00
Taxable Value (2024):	\$104,661.00
Summer Taxes (2023):	\$4,200.25
Winter Taxes: (2023)	\$324.30
Total Taxes: (2023)	\$4,524.55
Terms:	Cash; Conventional
Possession:	At Closing

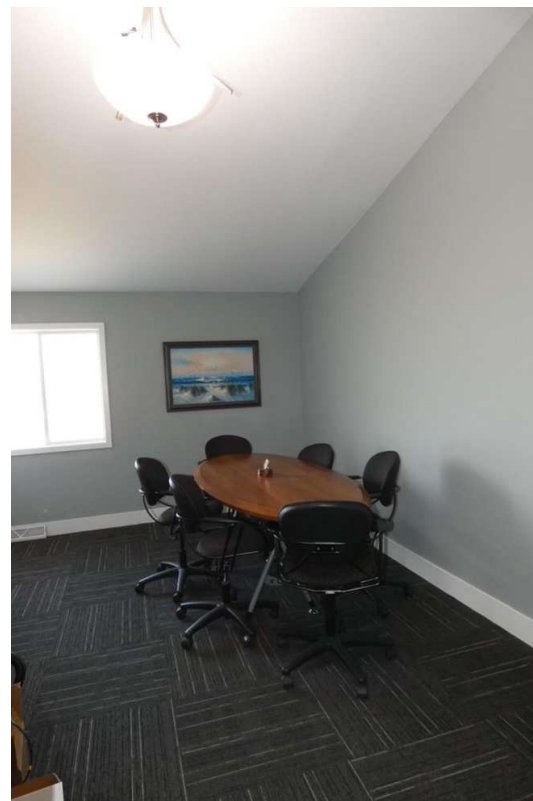
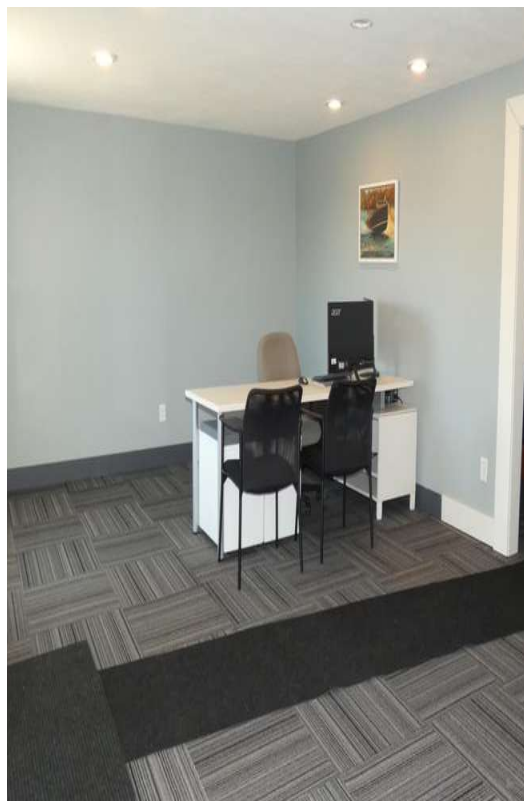
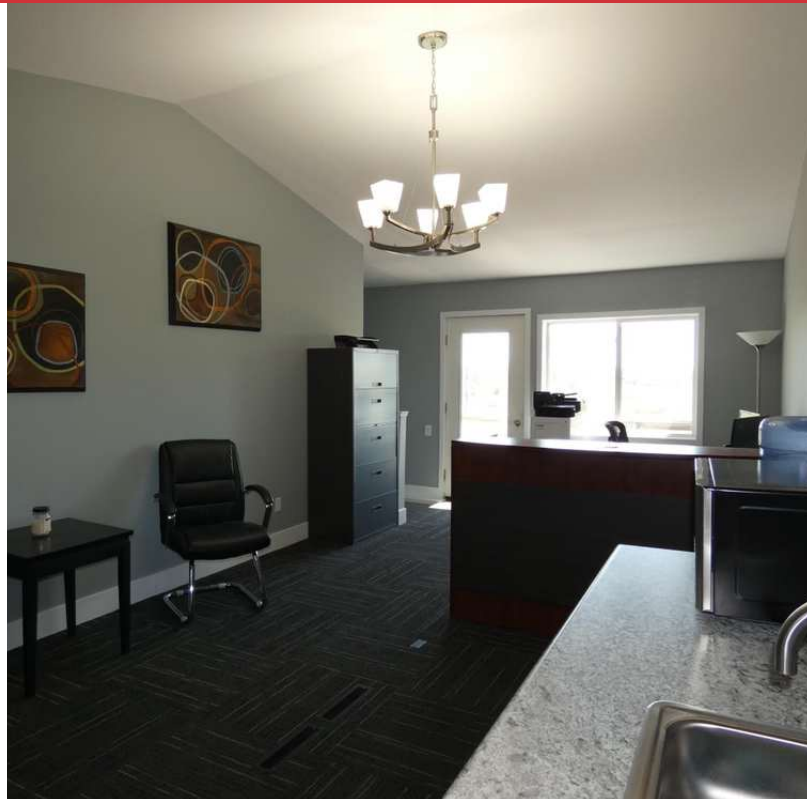
Legal Description

S 132 FT OF N 462 FT OF W 400 FT OF SW 1/4 SW 1/4 * SEC 25 T10N R11W 1.21 A.



Additional Photos

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Parcel with Dimensions

14140 White Creek Ave NE
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