



**717 & 721 Cherry St SE**  
**Grand Rapids, Michigan 49503**

**Property Highlights**

- Cherry Hill Market - 9,200 SF
- **1st Floor** - 4,459 SF - Retail
- Loading Area
- **2nd Floor** - Two (2) Entrances for Apartments
- Four (4) - (1) Bedroom or (2) Bedroom Apartments
  - Unit 1 - 965 SF
  - Unit 2 - 875 SF
  - Unit 3 - 950 SF
  - Unit 4 - 900 SF
- Approved Roof Deck / Patio
- Full / Dry Basement
- New Electrical With Access to 3 Phase 480 Amps
- Rear Parking Field - 6 Cars
- **1st and 2nd Floors** - Covered Outdoor Patio Area



For More Information

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# Property Overview

717 and 721 Cherry St SE  
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## Property Information

<b>Location:</b>	Between Eastern Ave and College St
<b>Total Building Size:</b>	9,200 SF
<b>Year Built/Renovated:</b>	1880/1992
<b>Acreage:</b>	0.208 Acres
<b>Municipality:</b>	City of Grand Rapids
<b>PPN:</b>	41-14-30-433-007 and 008
<b>Parking:</b>	Surface; On-Street
<b>Zoning:</b>	SD-OS
<b>Building Class:</b>	Historic



# Sale Overview

717 and 721 Cherry St SE  
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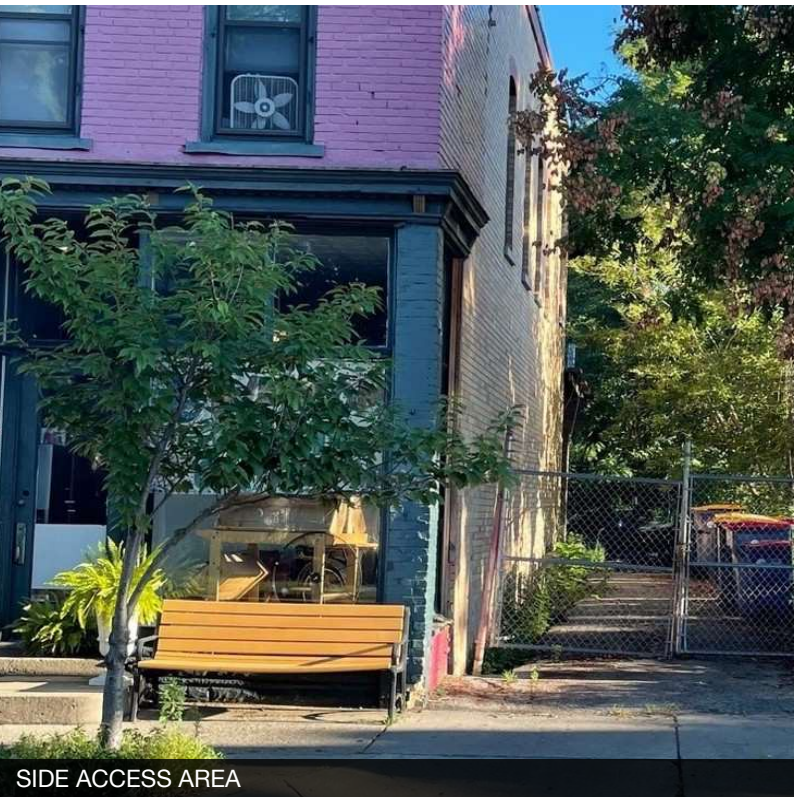
## Sale Information

<b>Price:</b>	\$1,500,000.00 + Buyer will deliver to Seller at closing a Rolex; Submariner Date/Oyster Steel/Yellow Gold
<b>Per SF:</b>	\$163.04
<b>SEV (2024):</b>	\$488,400.00
<b>Taxable Value (2024):</b>	\$60,468.00
<b>Summer Taxes (2023):</b>	\$3,439.17
<b>Winter Taxes: (2023)</b>	\$114.28
<b>Total Taxes: (2023)</b>	\$3,553.45
<b>Terms:</b>	Cash

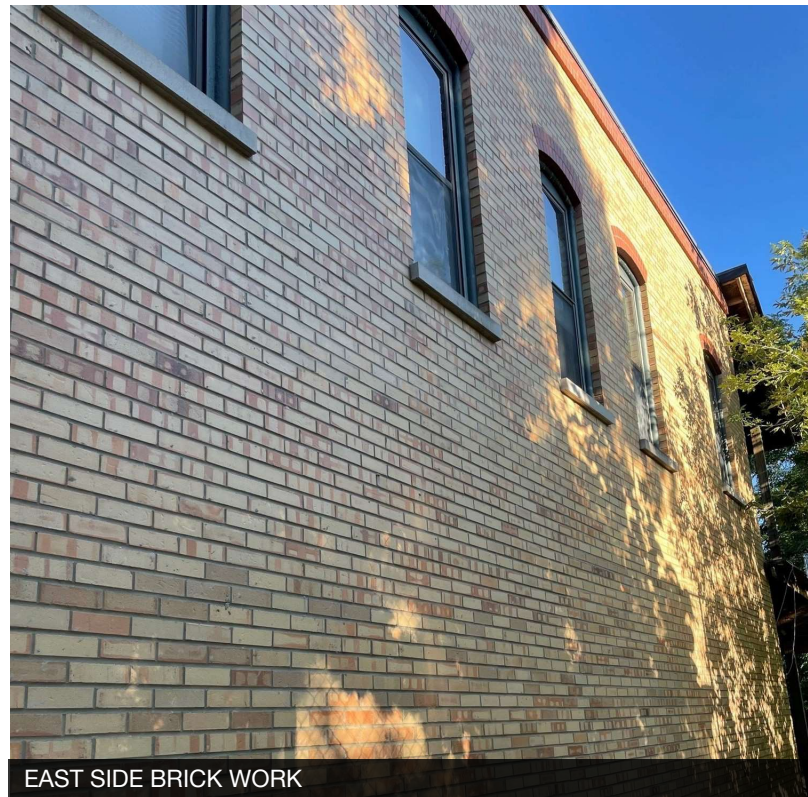
## Legal Description

717 Cherry St SE / 41-14-30-433-007  
W 44 FT OF LOTS 9 & 10 BLK 1 EXCEPT N 62 FT THEREOF\* HOLBROOK S ADDITION

721 Cherry St SE / 41-14-30-433-008  
W 52 FT OF E 88 FT OF LOT 10 BLK 1 & PART OF LOT 9 BLK 1 COM 36 FT W OF SE COR SD LOT 9 TH N 49 FT W 8 FT S 1 FT W 44 FT S 48 FT E 52 FT TO BEG\* HOLBROOK S ADDITION



SIDE ACCESS AREA



EAST SIDE BRICK WORK

# Additional Photos

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# Nearby Rent Comparison

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## Nearby Apartments

<u>Address</u>	<u>Bedrooms/Baths</u>	<u>Monthly Rent</u>	<u>Square Foot</u>
902 Cherry St SE	1 BR	\$1,200/mo	700/SF
900 Cherry St SE	1 BR	\$1,245/mo	700/SF
912 Lake Dr SE	2 BR/1 BA	\$1,395/mo	800/SF Upper
1415 Lake Dr SE	1-2 BR/1-2 BA	\$1,205-1,590/mo	647-930/SF
1059 Wealthy St SE	2 BR/1-2 BA	\$850-1,995/mo	350-1,090/SF
611 Evans St SE	1-2 BR/1-2 BA	\$2,000/mo	700-1,150/SF

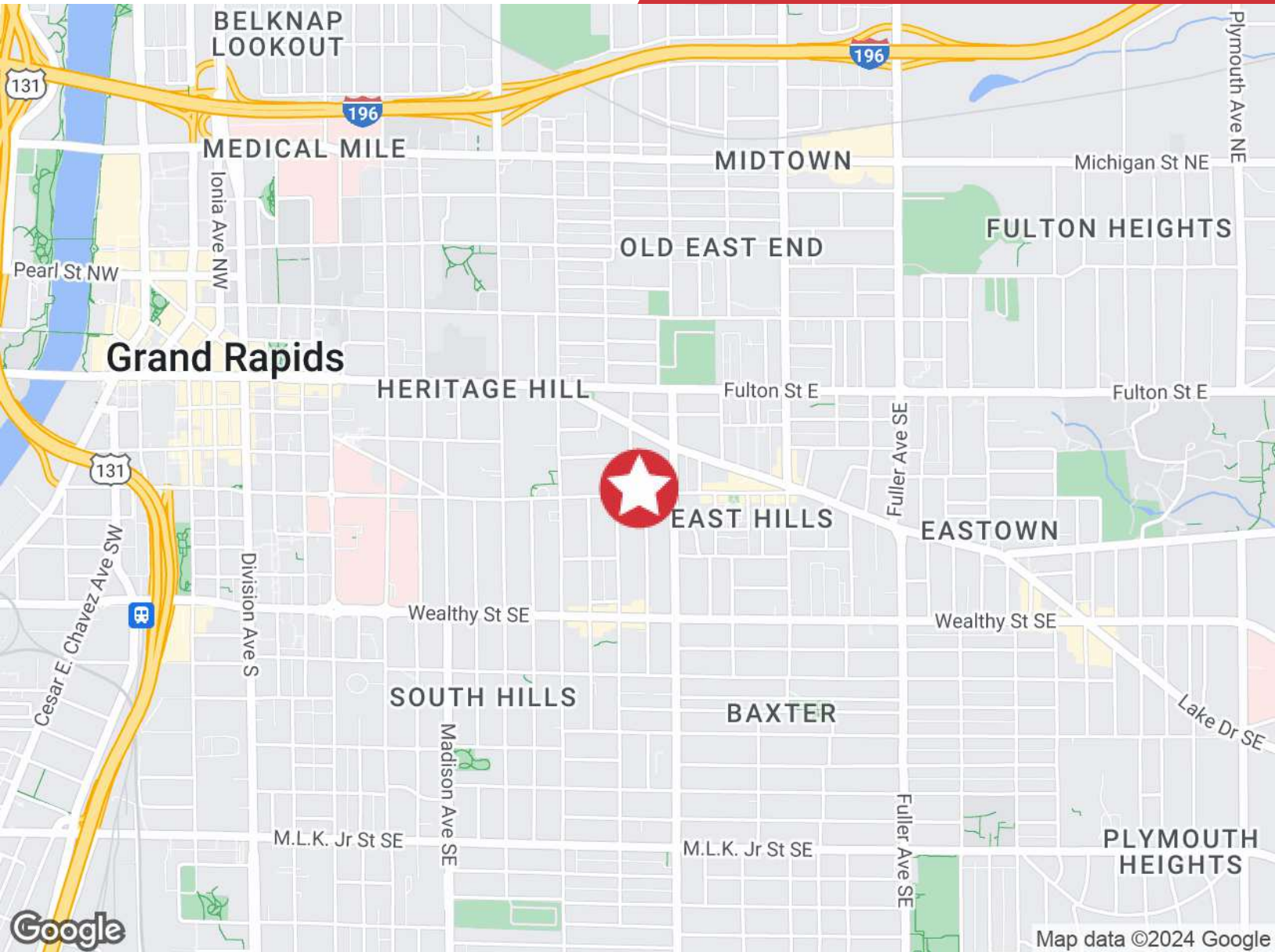
# Parcel

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# Location Map

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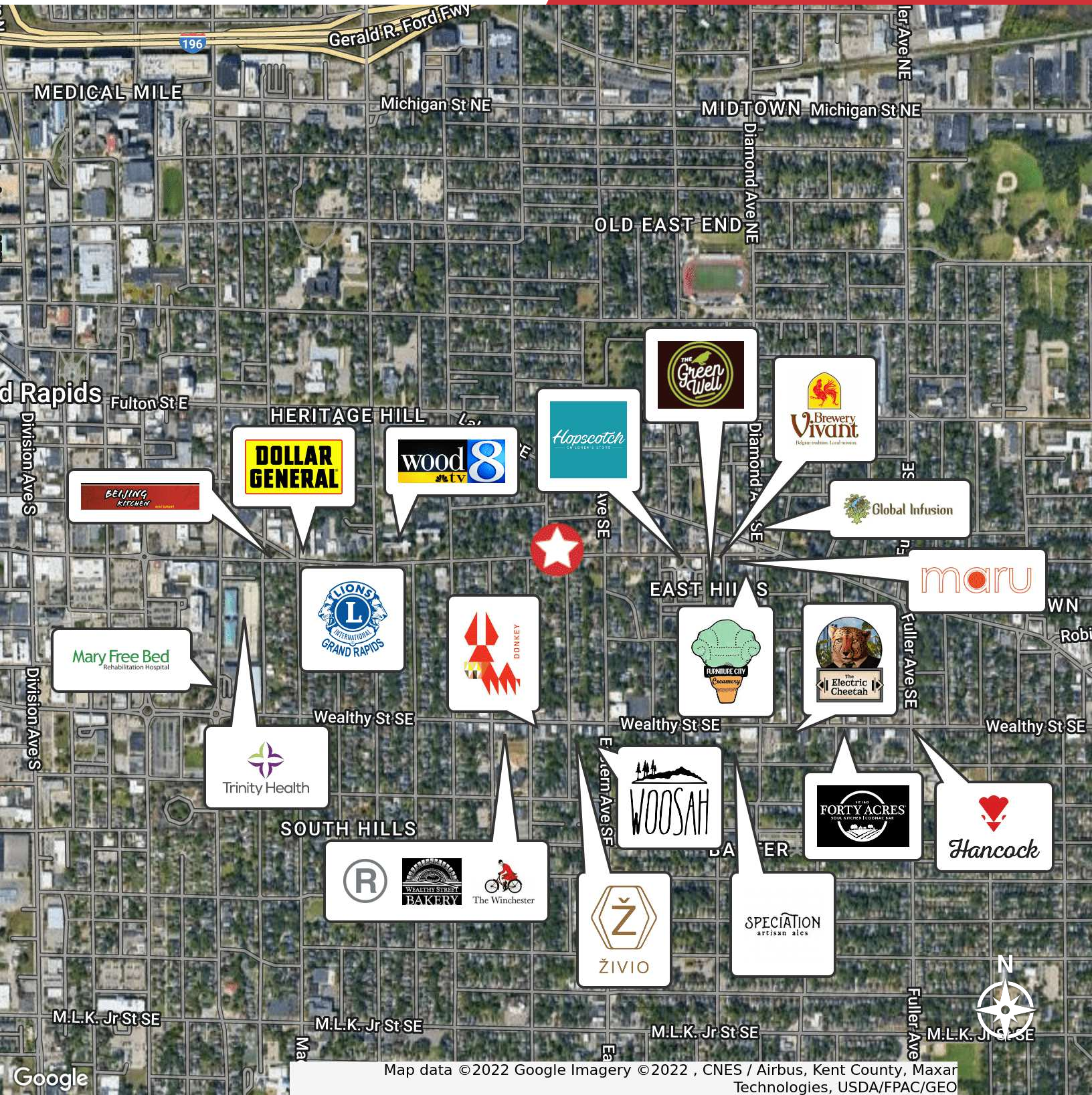


## Proximity

US - 131	1.36 Miles @ Wealthy Street
I - 196	1.13 Miles @ College Street
I - 96	3.53 Miles @ Beltline
M - 6	8.76 Miles @ US - 131
Airport	12.66 Miles

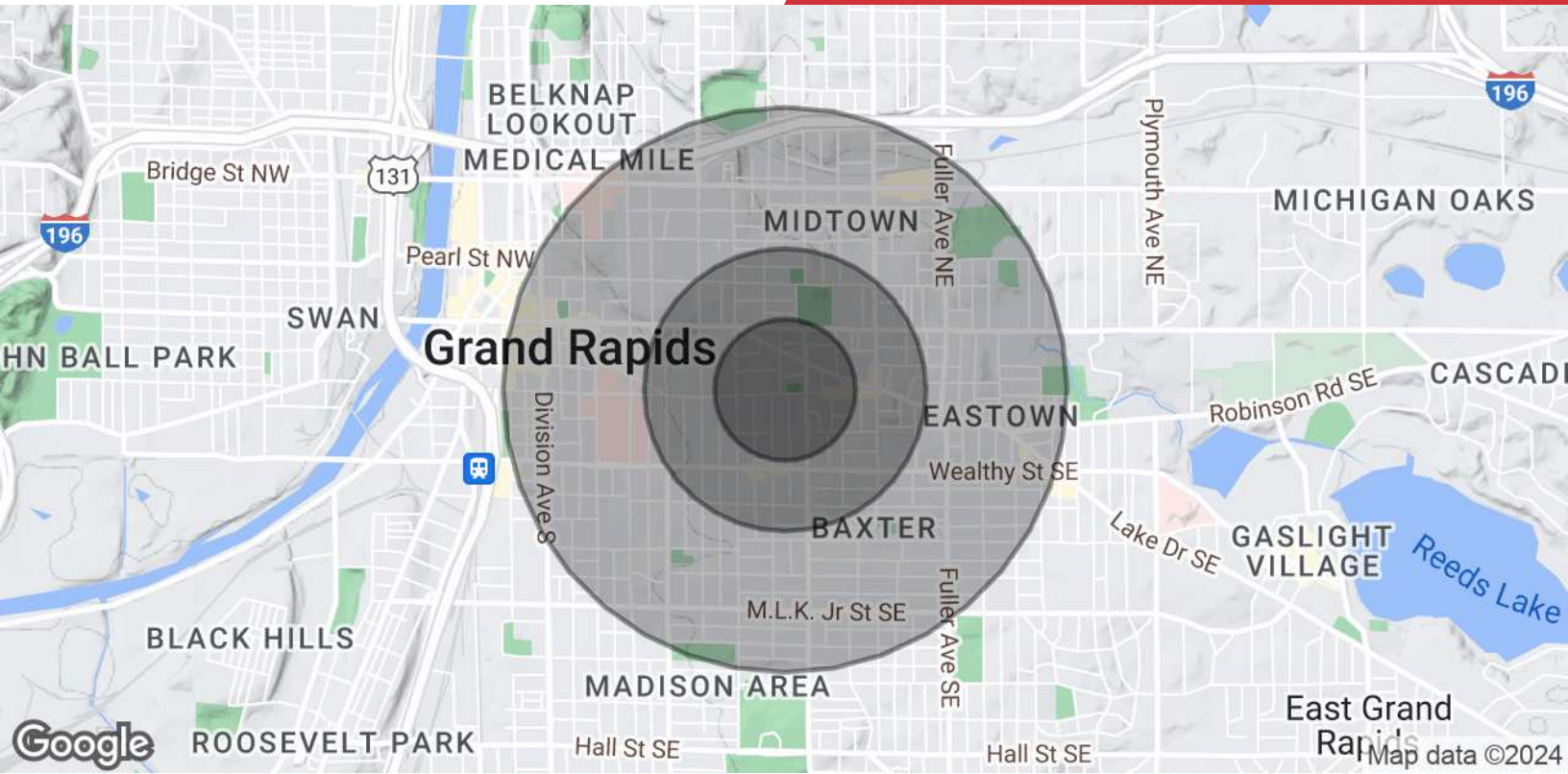
# Retailer Map

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# Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	2,237	7,687	25,560
<b>Average Age</b>	28.6	29.9	29.4
<b>Average Age (Male)</b>	29.1	29.9	29.1
<b>Average Age (Female)</b>	28.9	30.4	30.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	1,248	4,146	12,415
<b># of Persons per HH</b>	1.8	1.9	2.1
<b>Average HH Income</b>	\$65,105	\$64,369	\$61,374
<b>Average House Value</b>	\$196,547	\$202,635	\$190,354

\* Demographic data derived from 2020 ACS - US Census