



1435 S Hanover St
Hastings, Michigan 49058

Property Overview

- 14,041 SF for Sale
- 7,740 SF of Warehouse
- 5,848 SF of Showroom
- Ample Parking
- 3 Overhead Doors
- Neighboring Tenants include
 - Broadmoor Motors
 - Dollar General
 - Secretary of State
 - Three Brothers Pizza



For More Information

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Asset Overview

1435 S Hanover St
Hastings, Michigan 49058

1435 S Hanover Street

Location:	Across from Dollar General by the Barry County offices in Hastings
Total Building Size:	14,041 SF
Construction:	Brick
HVAC:	Yes
Air Conditioning:	Yes
Signage:	Yes
Parking:	125 spaces
Zoning:	B-6



Building Overview

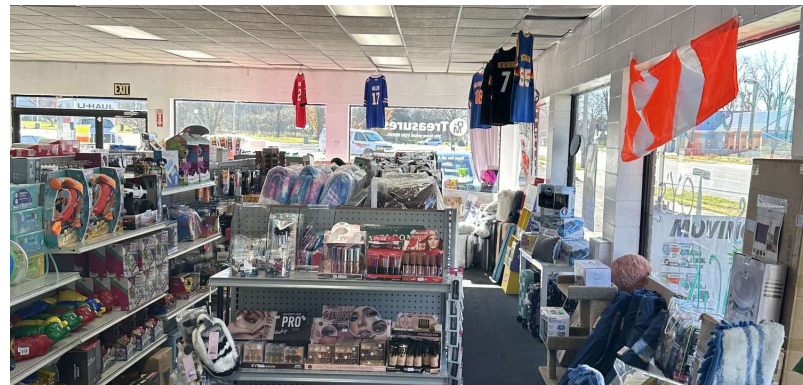
1435 S Hanover St
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Mfg/Warehouse Information

Mfg/Whse SF:	7,740 SF
Floors:	1
Air Conditioning:	No
HVAC:	Gas
Ceiling Height:	15'
Sprinklered:	No
Lighting:	Flourescent
Electric Service:	Yes
Grade Level Doors:	3
Loading Docks:	0
Rail Siding:	No
Floor Drains:	Yes
Compressed Air:	No
Cranes:	No
Elevators:	No

Retail Information

Retail SF:	5,848 SF
Floors:	1
HVAC:	Gas
Air Conditioning:	Yes
Sprinklered:	No
Ceiling Height:	9'
Lighting:	Flourescent
Restrooms:	Yes
Elevators:	No

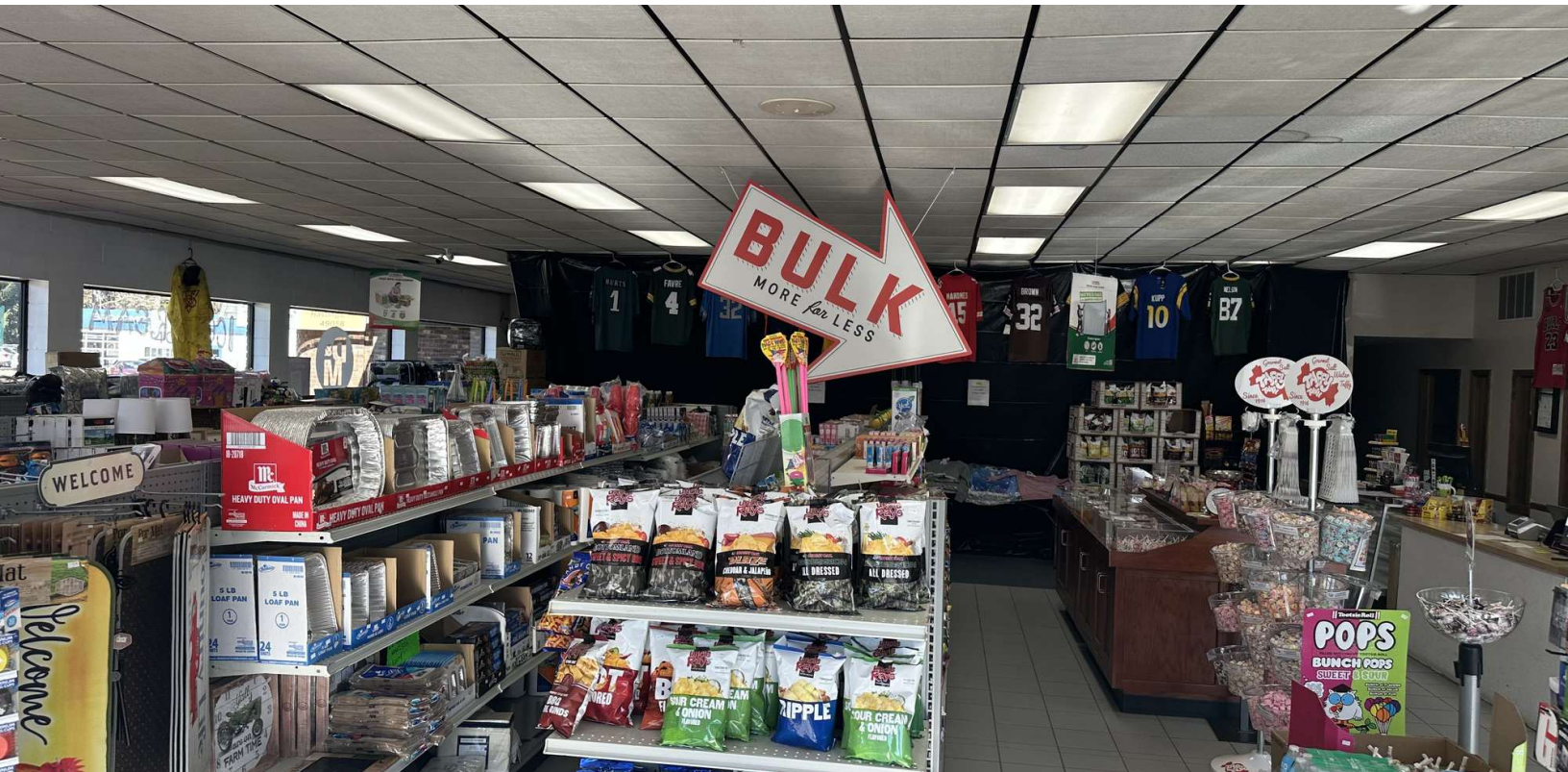


Sale Overview

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Sale Information

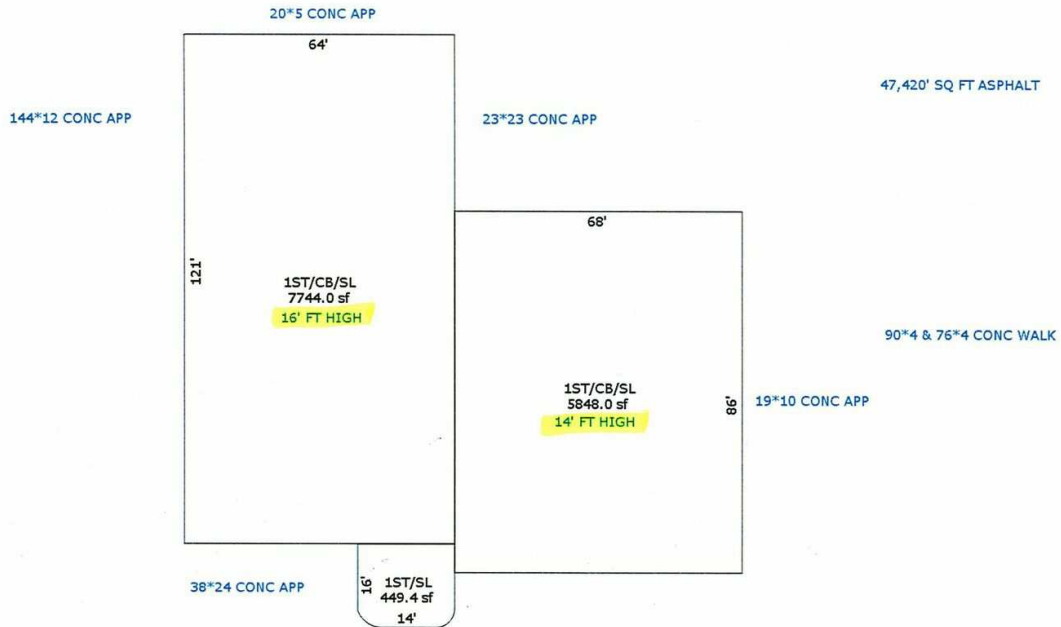
Price:	\$535,000.00
Per SF:	\$38.10
PPN:	55-250-014-00
SEV:(2024)	\$276,500.00
Taxable Value: (2024)	\$272,895.00
Summer Taxes:(2023)	\$7,341.65
Winter Taxes (2023):	\$7,688.52
Total Taxes: (2023)	\$15,030.17
Terms:	Cash New Mortgage



Sketch from County

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Image/Sketch for Parcel: 55-250-014-00



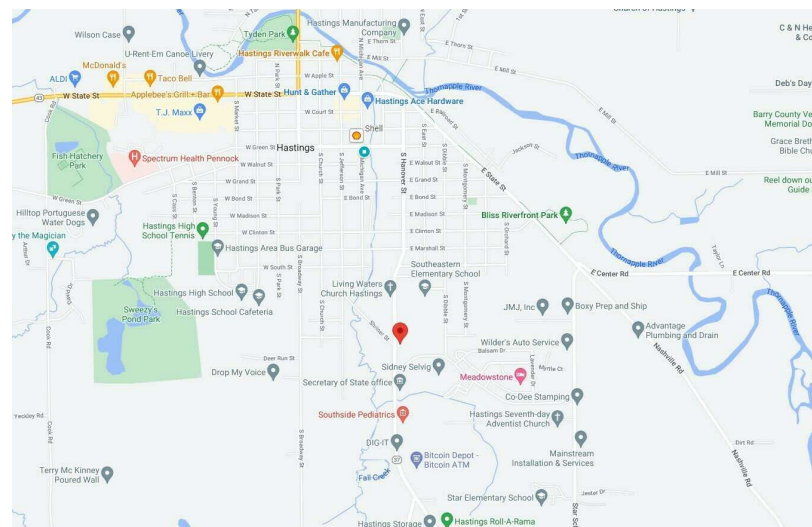
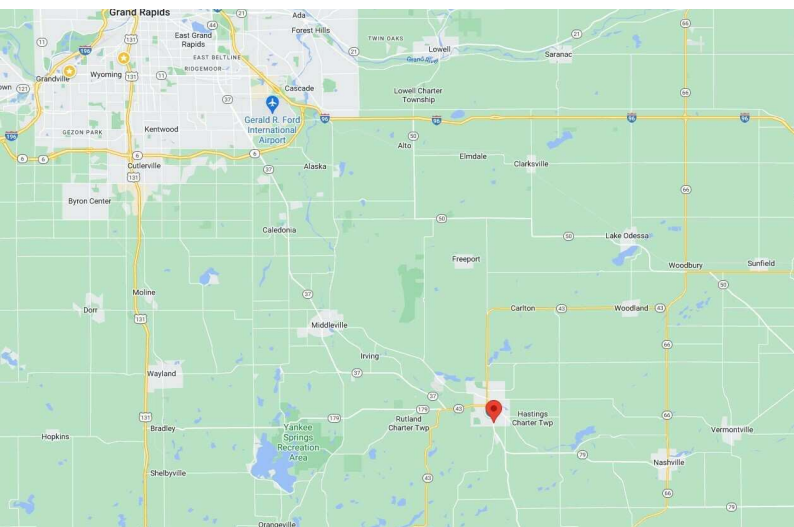
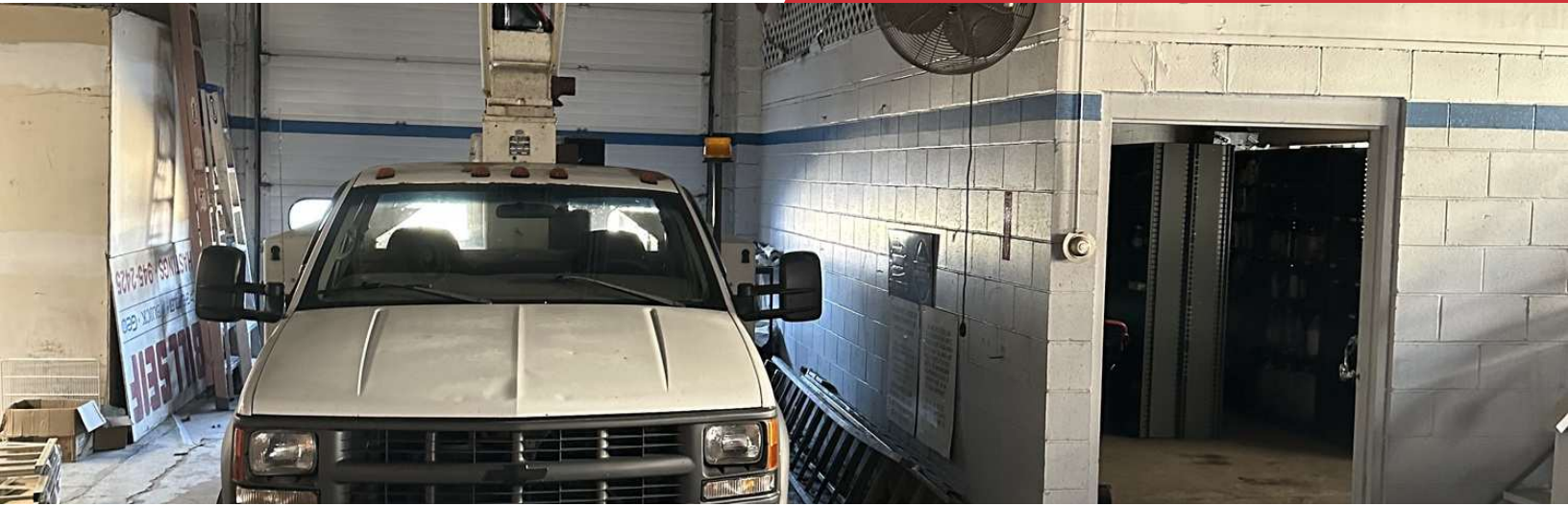
Sketch by Apex Sketch

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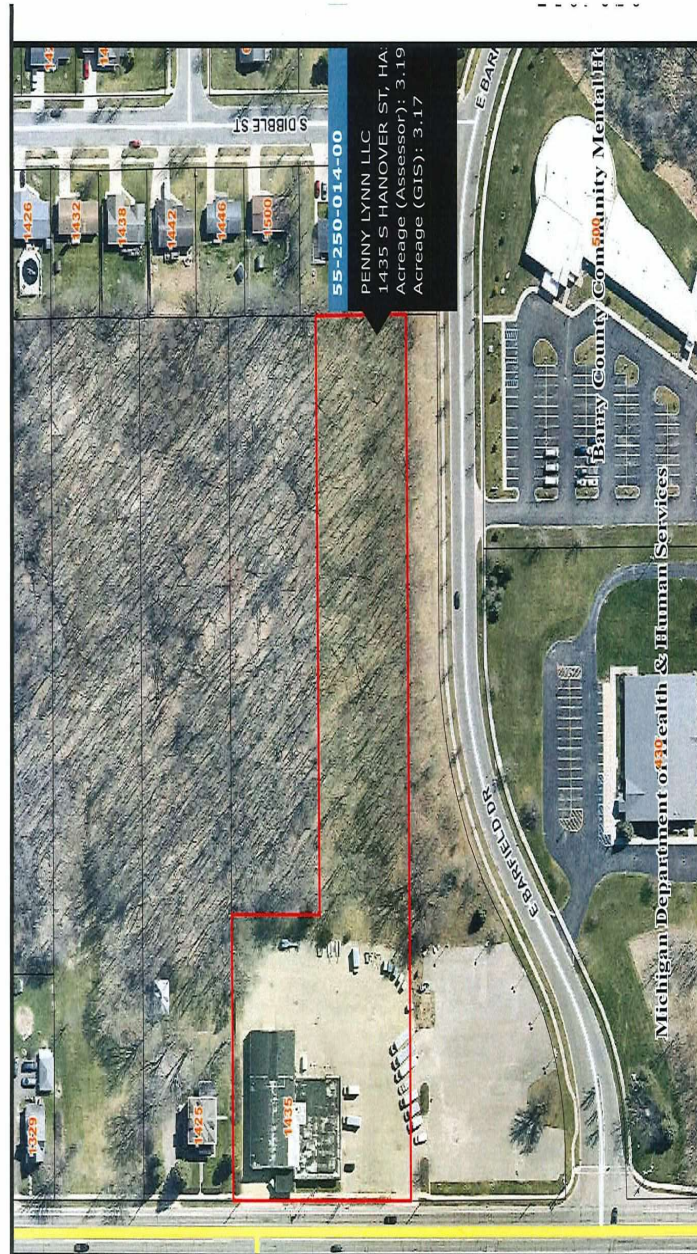
Additional Photos

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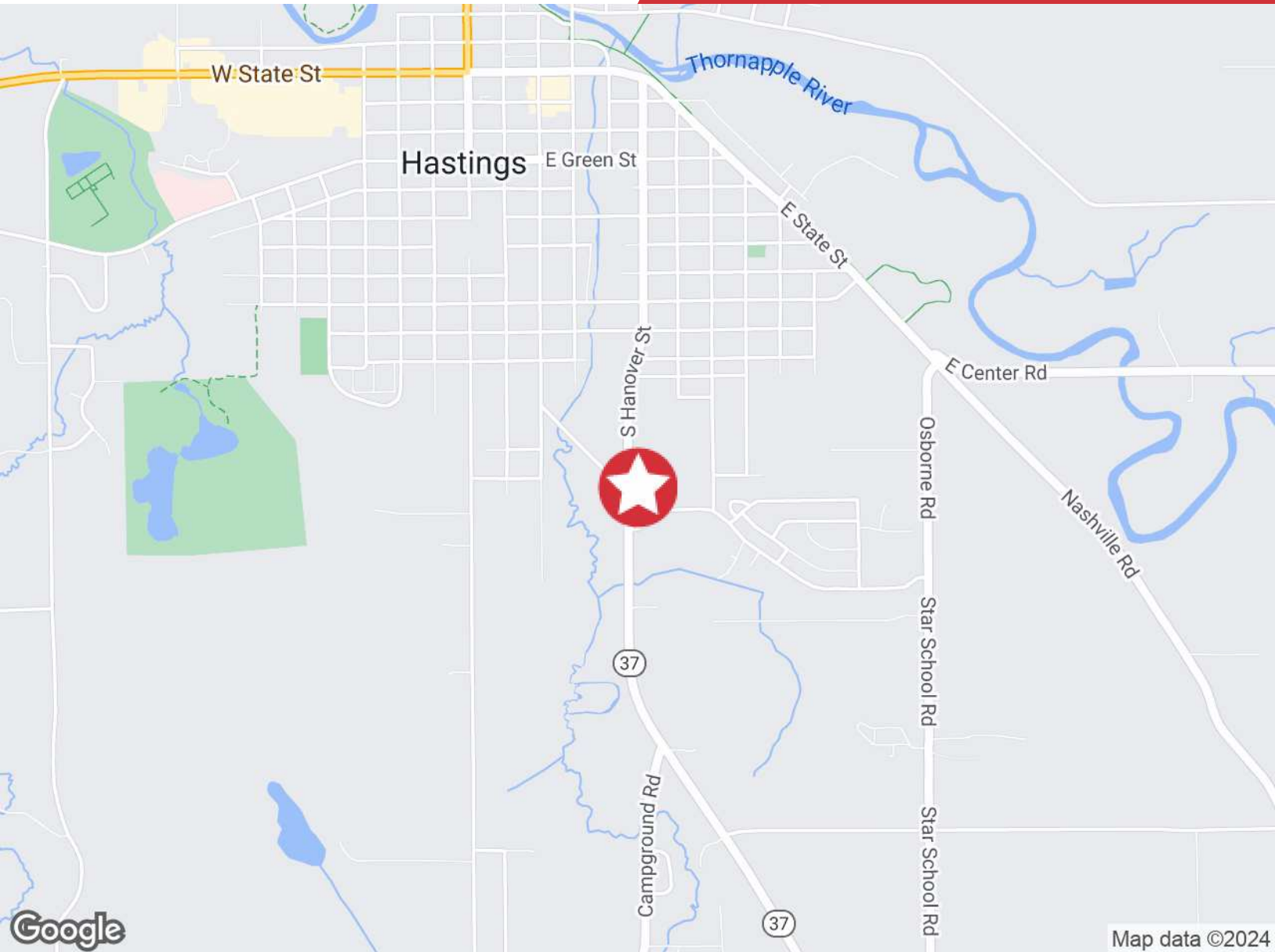
Plat Map

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Location Map

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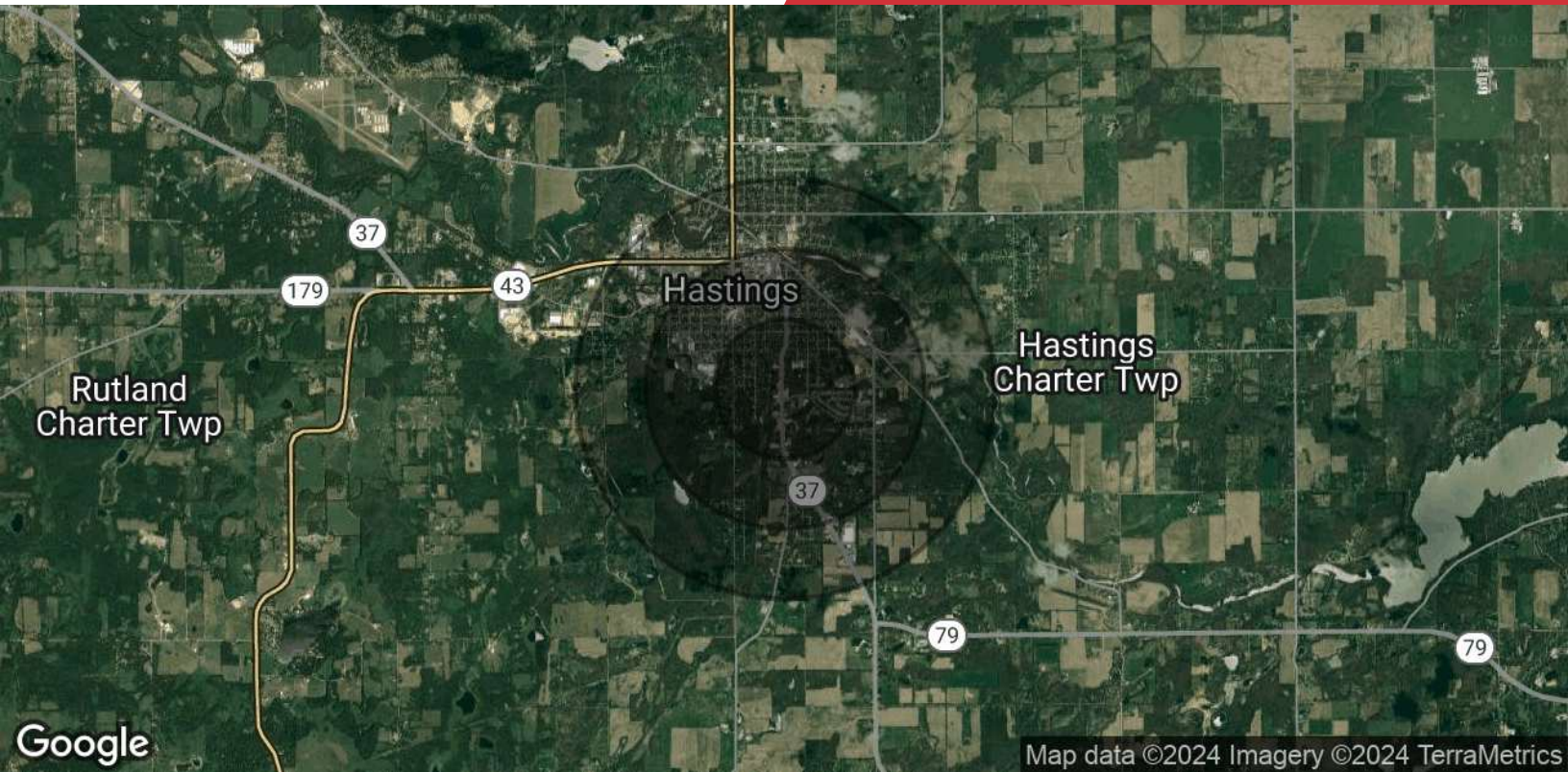


Proximity

M6	32 Miles
US 131 - Bradley Exit	19 Miles
M 37	.5 Miles
I 96	19 Miles

Demographics Map & Report

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,005	2,811	4,501
Average Age	31.5	31.4	33.8
Average Age (Male)	32.7	32.5	34.5
Average Age (Female)	30.3	30.8	33.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	356	1,067	1,864
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$64,978	\$59,900	\$56,523
Average House Value	\$106,984	\$104,619	\$107,497

* Demographic data derived from 2020 ACS - US Census