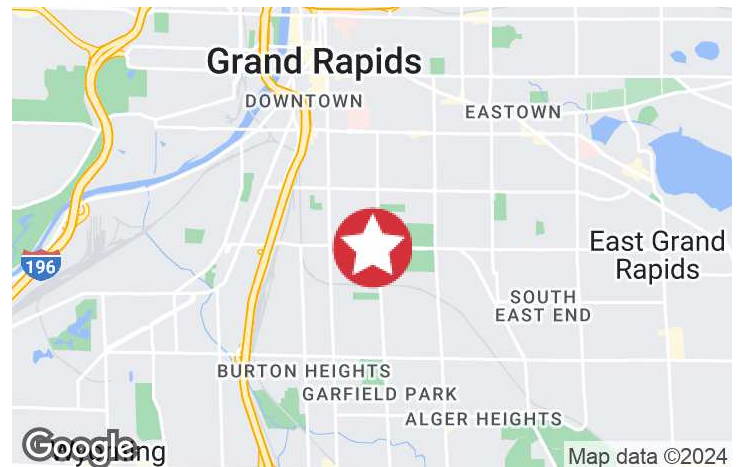




336 Hall Street SE
Grand Rapids, Michigan 49507

Property Highlights

- Beautiful Historic Brick Building
- Near bus route, restaurants, grocery store and library
- Nicely renovated
- Two levels each 36' x 60'
- Parking available in building's rear lot



For More Information

Dave Smies, SIOR, CCIM

O: 616 242 1122
daves@naiwwm.com

Sandie Bruggink

O: 616 242 1124
sandieb@naiwwm.com

Asset Overview

336 Hall Street SE
Grand Rapids, Michigan 49507

336 Hall Street Southeast

Location:	US-131 to Hall St Exit, East to the building
Total Building Size:	4,320 SF
Construction:	Brick
HVAC:	Gas
Air Conditioning:	Yes
Signage:	On building
Parking:	Street parking for 8 vehicles, additional parking could be in the back of the building where garden is now. Additional parking can also be leased from the library. Past agreement was in place.
Sprinklers:	No
Zoning:	Traditional Business Area Zoning (TBA)



Property Overview

336 Hall Street SE
Grand Rapids, Michigan 49507

Property Overview

Former "Be Well Center" for sale.

1 Loading Dock

If the fence was moved this area by loading dock could be used for parking

Property Information

Location:	US-131 to Hall St Exit, East to the building
Total Building Size:	4,320 SF
Year Built:	1913
Acreage:	0.102 Acres
Signage:	On building
Parking:	Street parking & additional parking could be in building rear lot
Zoning:	Traditional Business Area Zoning (TBA)

Office Information

Office SF:	4,320 SF
Floors:	Wood
HVAC:	Gas
Air Conditioning:	Yes
Sprinklered:	No
Ceiling Height:	12' Upper level and 10' lower level
Lighting:	Fluorescent and decorative lighting
Private Offices:	Yes
Conference Room:	Yes
Lunch Room:	Yes
Restrooms:	1
Security System:	No
Elevators:	No

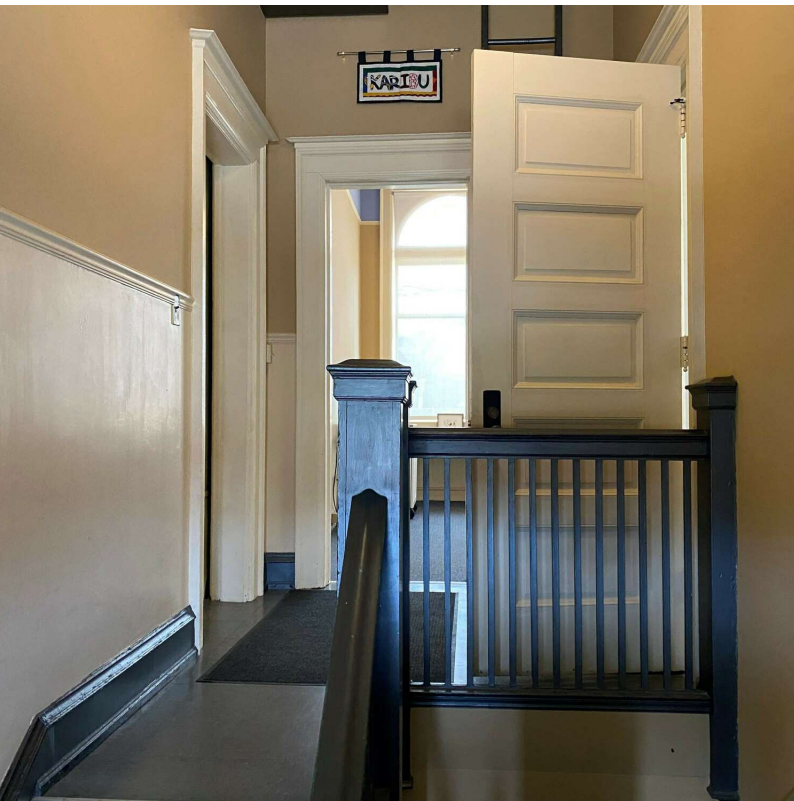


Sale Overview

336 Hall Street SE
Grand Rapids, Michigan 49507

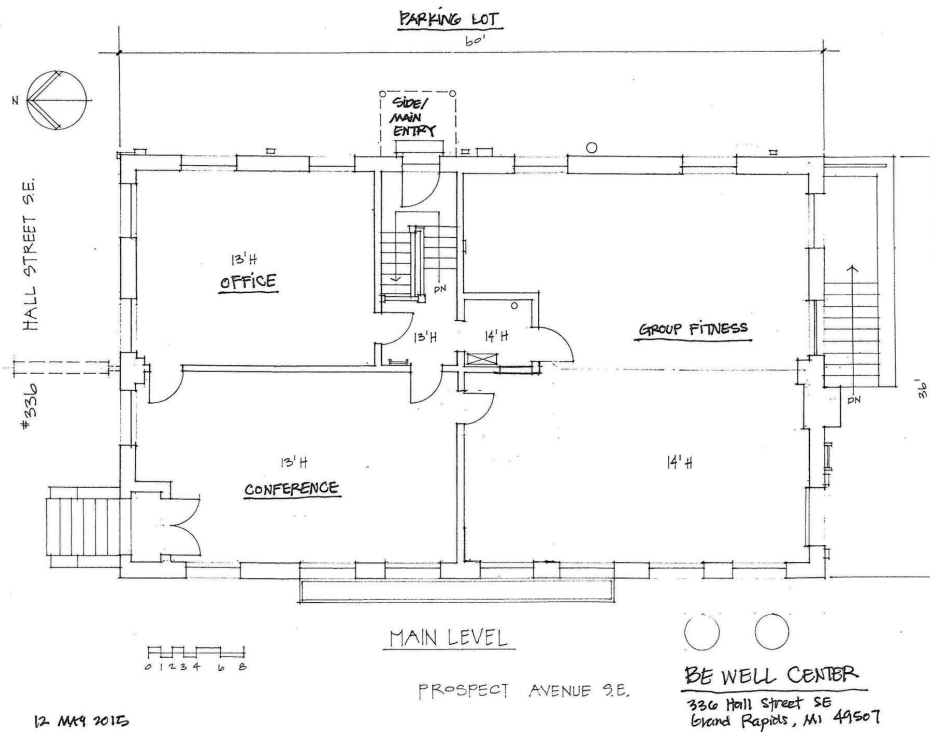
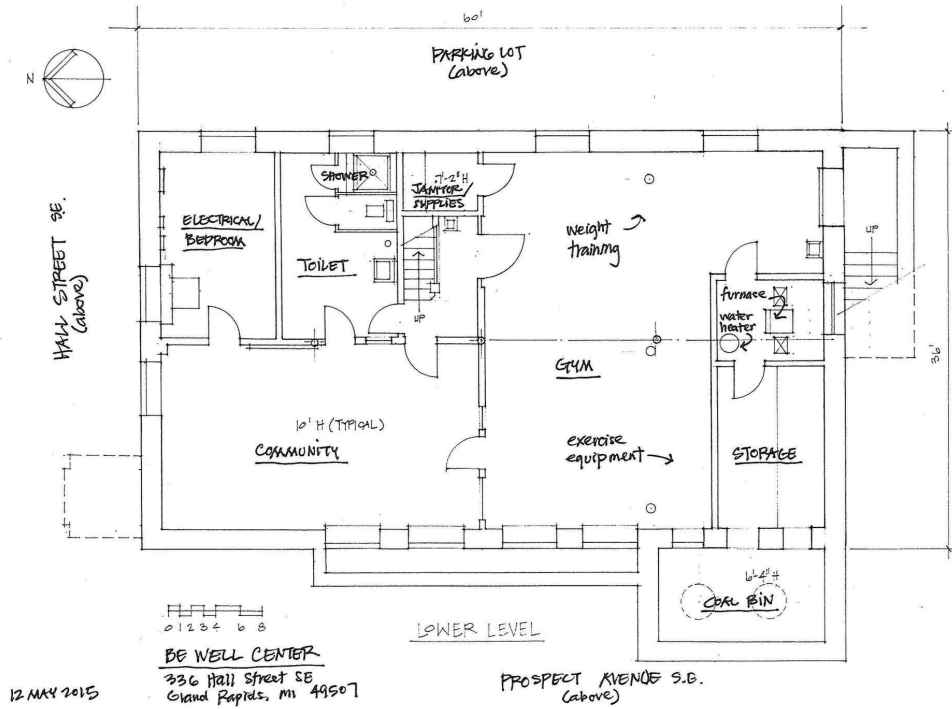
Sale Information

Price:	\$598,000.00
Per SF:	\$138.43
PPN:	41-18-06-129-072
SEV: (2024)	\$71,800.00
Taxable Value: (2024)	\$48,029.00
Summer Taxes (2023):	\$2,312.89
Winter Taxes (2023):	\$90.79
Total Taxes (2023):	\$2,403.68
Terms:	Cash, new mortgage



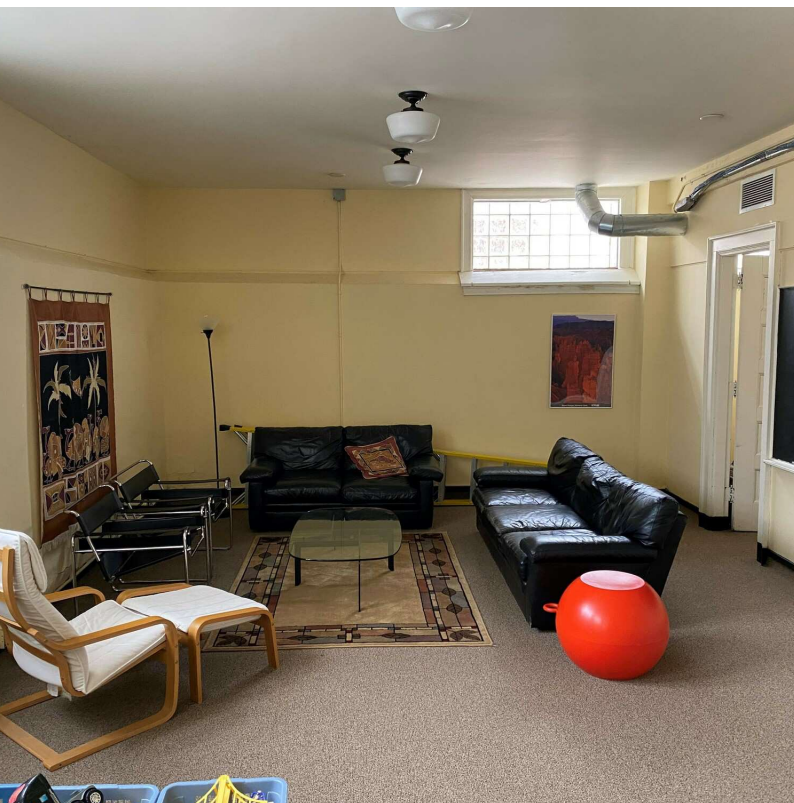
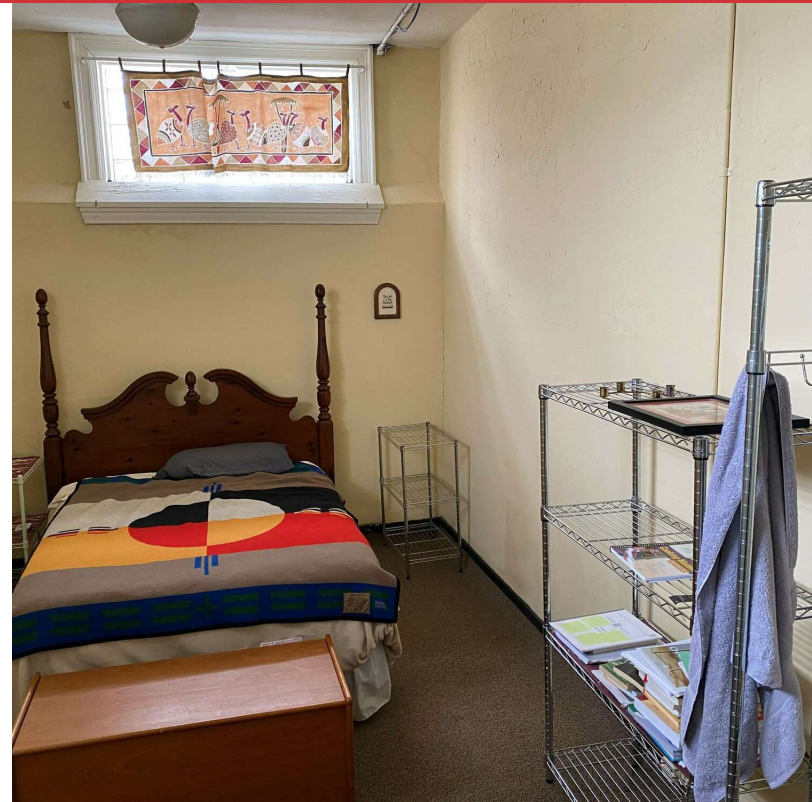
Floor Plans

336 Hall Street SE
Grand Rapids, Michigan 49507



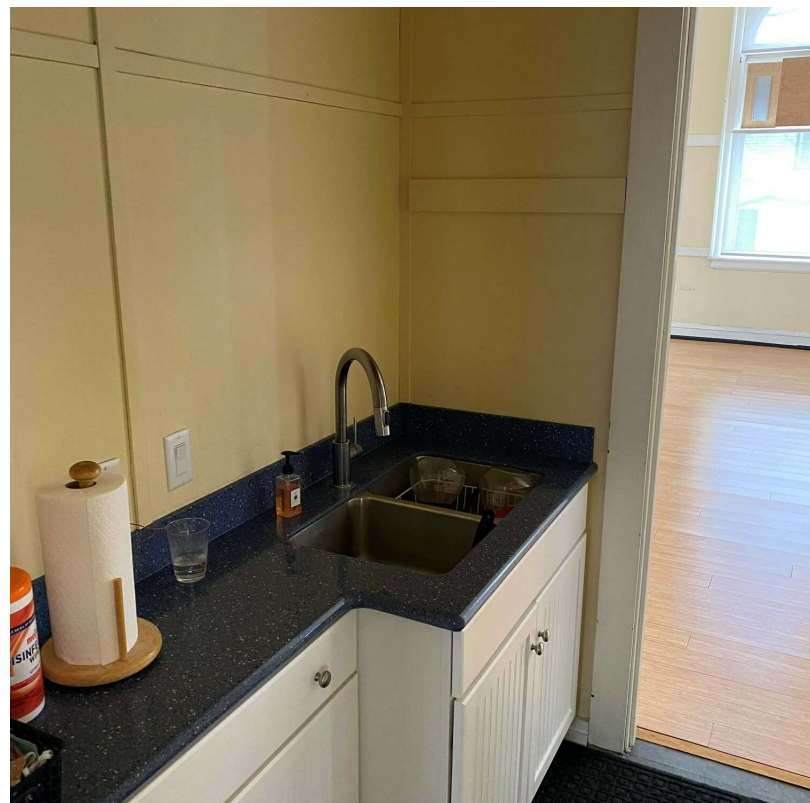
Additional Photos Lower Level

336 Hall Street SE
Grand Rapids, Michigan 49507



Additional Photos Upper Level

336 Hall Street SE
Grand Rapids, Michigan 49507

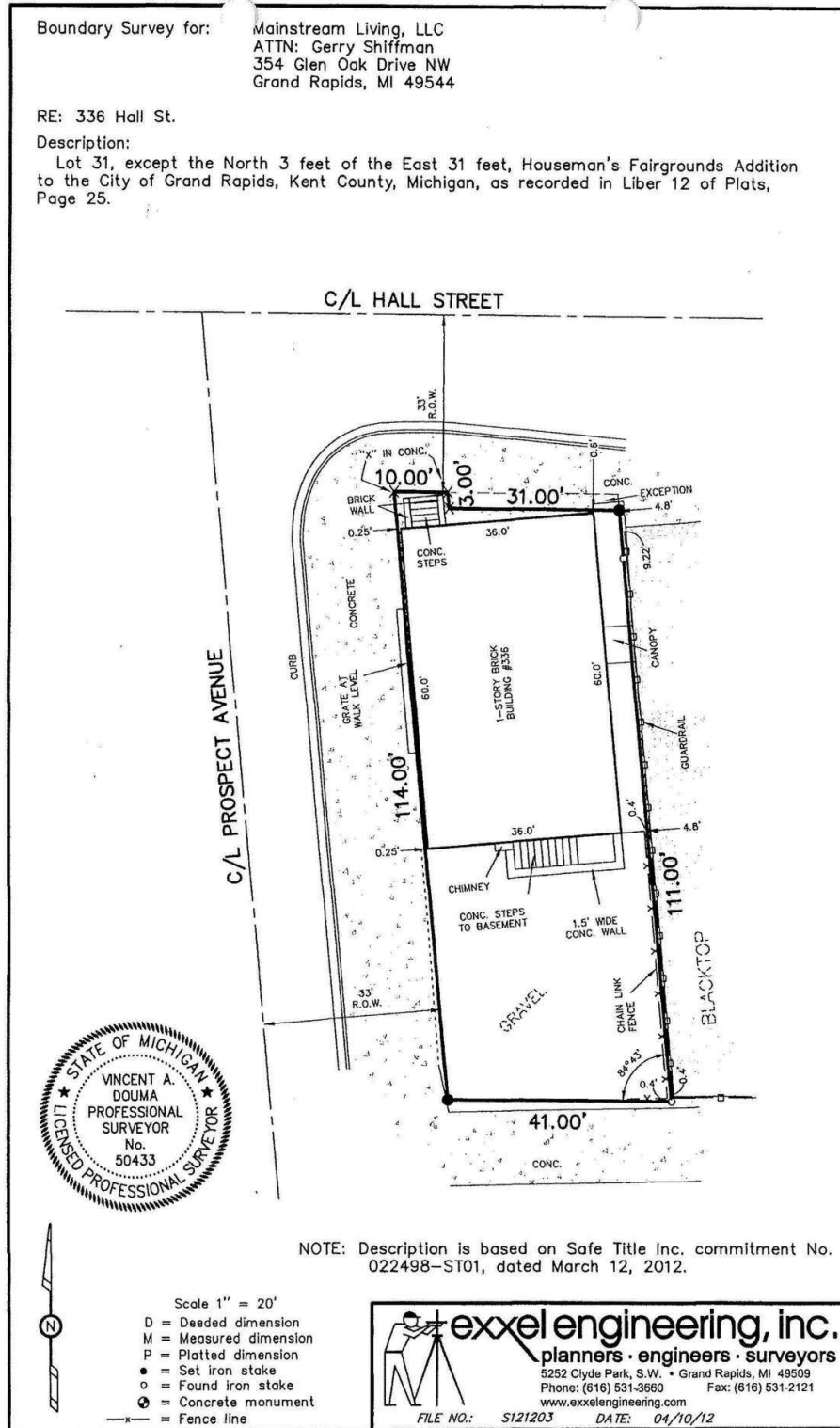


Boundary Survey for: Mainstream Living, LLC
ATTN: Gerry Shiffman
354 Glen Oak Drive NW
Grand Rapids, MI 49544

RE: 336 Hall St.

Description:

Lot 31, except the North 3 feet of the East 31 feet, Houseman's Fairgrounds Addition to the City of Grand Rapids, Kent County, Michigan, as recorded in Liber 12 of Plats, Page 25.



NOTE: Description is based on Safe Title Inc. commitment No. 022498-ST01, dated March 12, 2012.

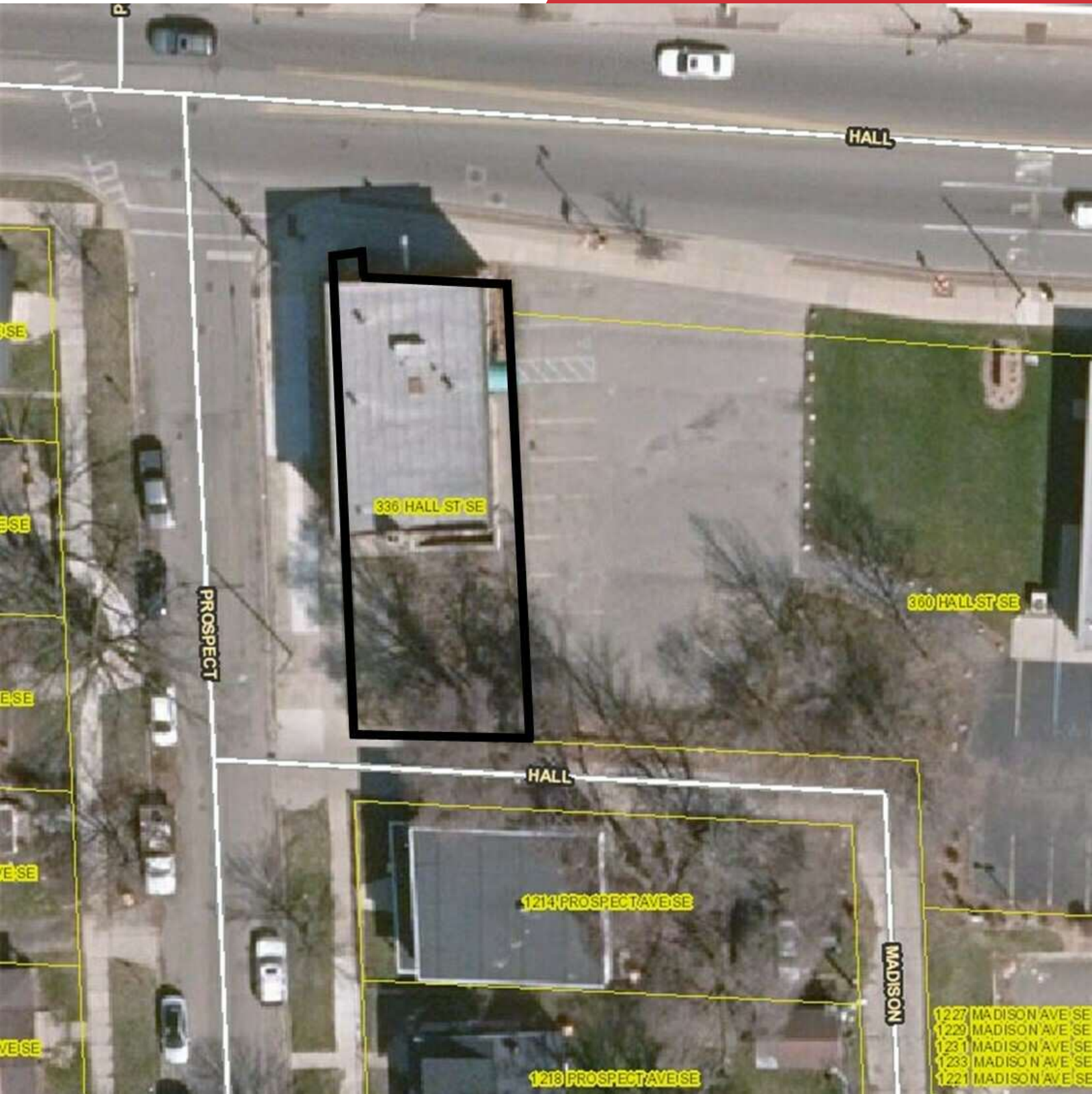
- Scale 1" = 20'
- D = Deeded dimension
 - M = Measured dimension
 - P = Platted dimension
 - = Set iron stake
 - = Found iron stake
 - ⊙ = Concrete monument
 - x- = Fence line

exxel engineering, inc.
planners • engineers • surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 Fax: (616) 531-2121
www.exxelengineering.com

FILE NO.: S121203 DATE: 04/10/12

Parcel Map

336 Hall Street SE
Grand Rapids, Michigan 49507



3/23/23, 8:43 AM

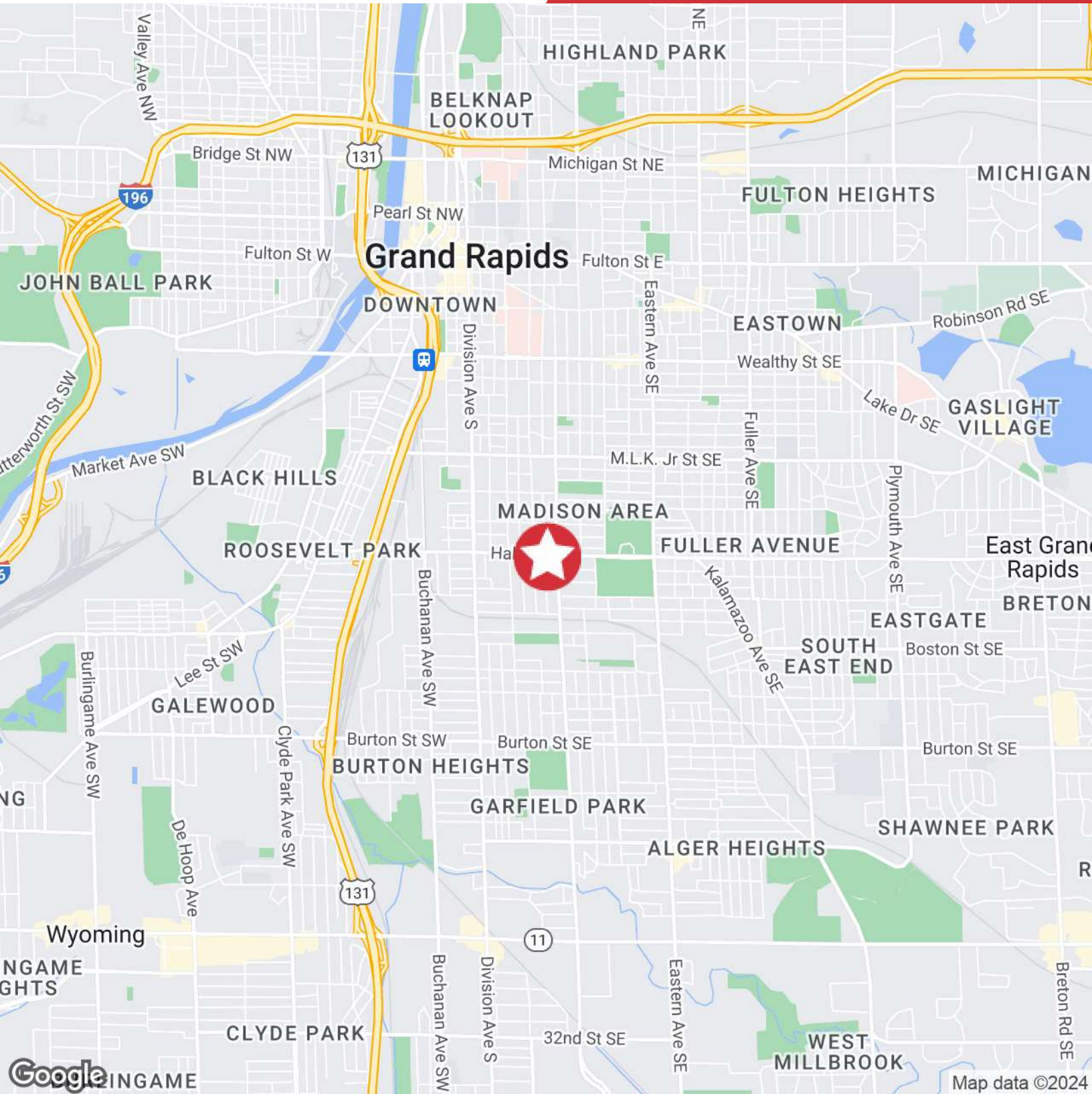
ARTICLE 6. - MIXED-USE COMMERCIAL ZONE DISTRICTS | Code of Ordinances | Grand Rapids, MI | Municode Library

C. *TN-TBA, Traditional Neighborhood—Traditional Business Area Zone District (Linear).*

1. The TN-TBA Zone District is designed to reinforce a pedestrian and transit friendly environment in a compact area characterized by a mix of uses. New development on primary and secondary street frontages shall be compatible in use and scale with surrounding, existing uses and structures.
2. Placemaking Elements.
 - a. A mix of small-scale retail, service, entertainment, civic, office and residential uses in appropriate locations are encouraged to enhance the vitality of the areas.
 - b. Retail service uses should be properly located to create a complementary concentration of uses, rather than a series of scattered uses throughout the Linear development character areas. These core areas should be linked by residential, civic, and institutional uses that also complement neighborhood character.
 - c. High quality architectural design and materials are important components of all structures to reinforce existing neighborhood character.
 - d. Small lot sizes, storefront windows, observable building entrances, structures that abut the sidewalk and on-street or hidden off-street parking all contribute towards the establishment of a pedestrian-oriented environment.
 - e. Buildings should have enough developable density to allow for the planned mix of uses, including enough residential and non-retail uses on upper floors to ensure a successful, economically sustainable project.
 - f. While some suburban style development, such as auto-oriented uses, may be developed, they should not be so predominant that a suburban, strip development character is allowed.
3. The recommendations for Traditional Business Area in a Pre-World War II Neighborhood Context, [Chapter 10, Section 10.4](#), of the Master Plan applies to these areas.

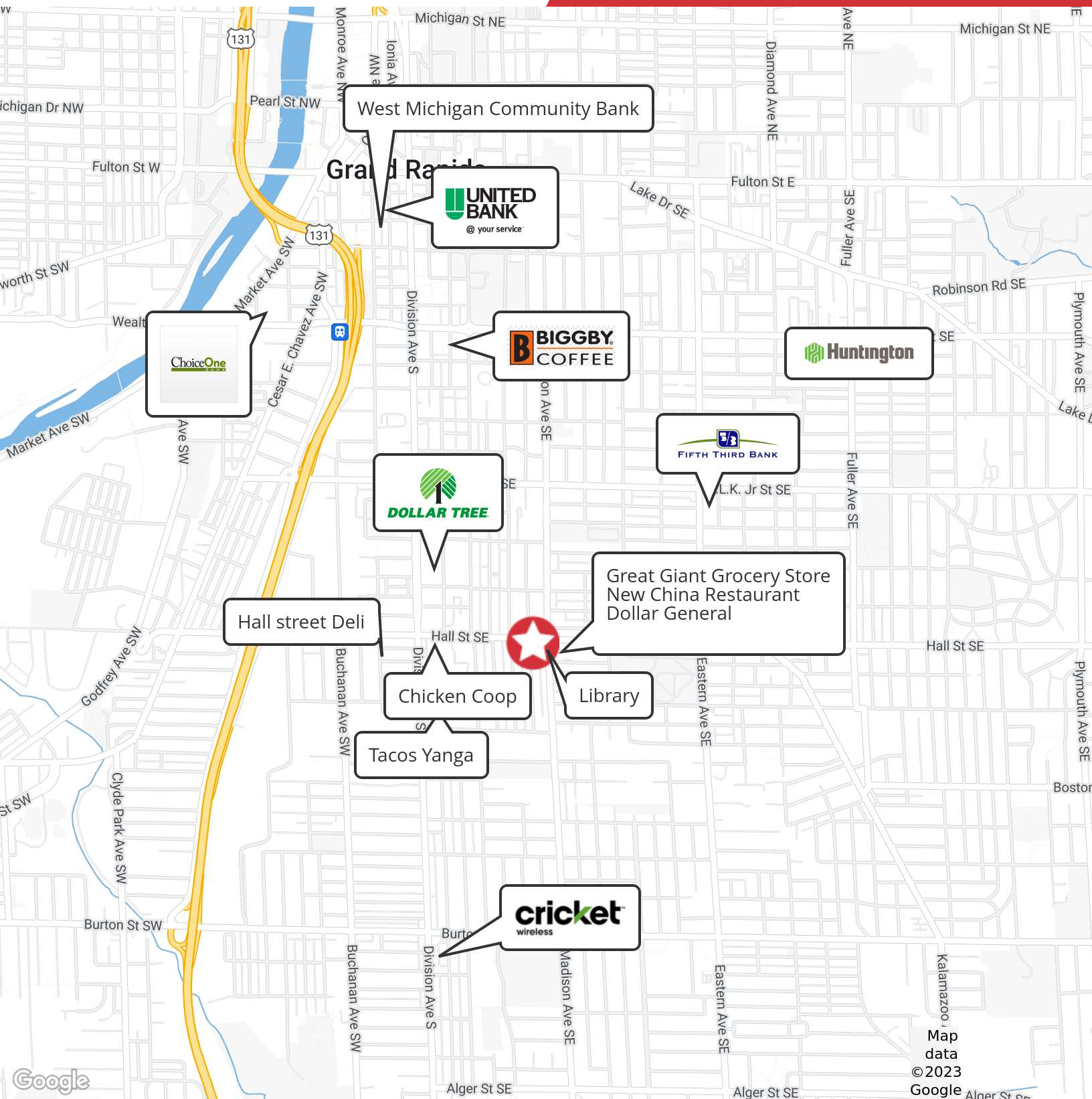
Location Map

336 Hall Street SE
Grand Rapids, Michigan 49507



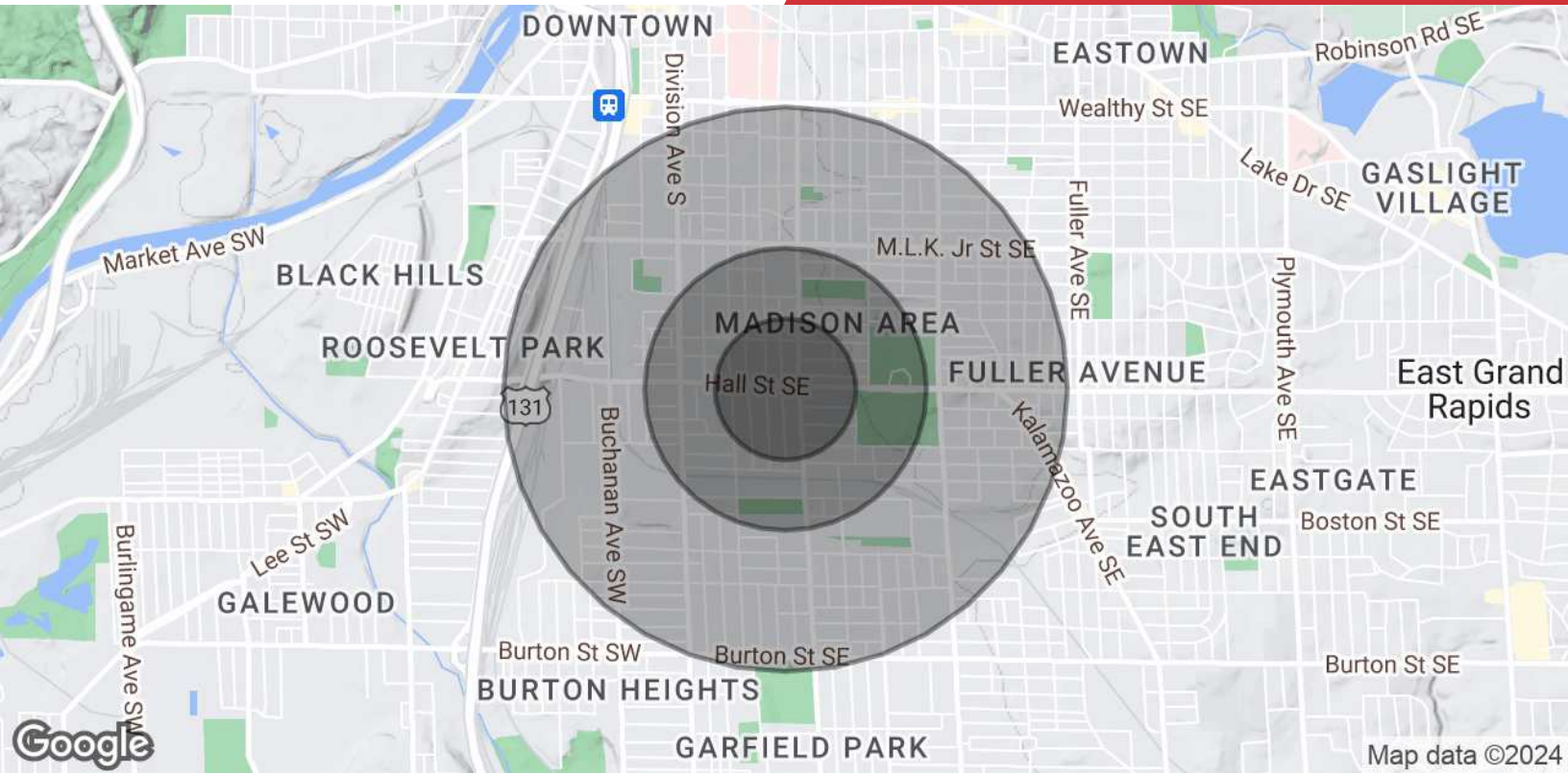
Retailer Map

336 Hall Street SE
Grand Rapids, Michigan 49507



Demographics Map & Report

336 Hall Street SE
Grand Rapids, Michigan 49507



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,386	5,460	24,439
Average Age	25.7	25.9	27.6
Average Age (Male)	26.8	25.5	26.8
Average Age (Female)	25.3	25.9	28.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	430	1,749	8,384
# of Persons per HH	3.2	3.1	2.9
Average HH Income	\$46,177	\$41,842	\$47,117
Average House Value	\$100,987	\$92,738	\$109,729

2020 American Community Survey (ACS)



West Michigan Overview

West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies. The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty.

Quality Of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

Grand Rapids Ranking

- #1 Fastest Growing US Economy
-HeadlightData
- #19 Best Cities in the US
- USNews
- #3 Big Cities with the Healthiest Markets
-SmartAsset
- #4 Housing Markets to Watch 2017
- Trulia
- #5 Best Large Cities to Start a Business
- WalletHub

Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.

Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.

Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize—a unique, open art competition that gives away the world's largest art prize. Other attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.