



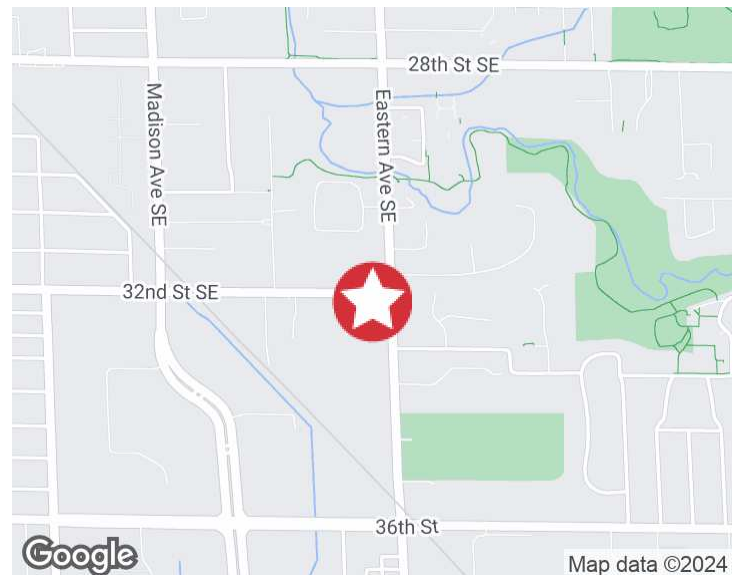
760 32nd St SE  
Grand Rapids, Michigan 49548

### Property Overview

Great industrial building with 1,820 SF of office/showroom area

Great location

3 overhead doors, 22'8" ceiling height



For More Information

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# Property Overview

760 32nd St SE  
Grand Rapids, Michigan 49548



## Property Information

<b>Location:</b>	Wyoming, MI
<b>Total Building Size:</b>	8,732 SF
<b>Year Built:</b>	2000
<b>Acreage:</b>	0.72 Acres
<b>Signage:</b>	Monument
<b>Parking:</b>	ample
<b>Zoning:</b>	Light Industrial

## Utilities

<b>Electric:</b>	Consumers Energy
<b>Telephone/Internet:</b>	Choice
<b>Natural Gas:</b>	DTE
<b>Sanitary Sewer:</b>	Municipality
<b>Storm Sewer:</b>	Municipality
<b>Water:</b>	Municipality

# Building Overview

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## Mfg/Warehouse Information

<b>Mfg/Whse SF:</b>	6,912 SF
<b>Floors:</b>	6" concrete
<b>Air Conditioning:</b>	No
<b>HVAC:</b>	Radiant Heat
<b>Ceiling Height:</b>	22' 8"
<b>Sprinklered:</b>	No
<b>Lighting:</b>	T 5
<b>Electric Service:</b>	Ample
<b>Column Spacing:</b>	Clear span
<b>Grade Level Doors:</b>	3
<b>Loading Docks:</b>	0
<b>Rail Siding:</b>	N/A
<b>Floor Drains:</b>	Yes
<b>Compressed Air:</b>	No

## Office Information

<b>Office SF:</b>	1,820 SF
<b>HVAC:</b>	Gas; Forced Air
<b>Air Conditioning:</b>	Yes
<b>Sprinklered:</b>	No
<b>Ceiling Height:</b>	9'
<b>Lighting:</b>	Fluorescent
<b>Private Offices:</b>	Yes
<b>Conference Room:</b>	No
<b>Break area:</b>	Yes
<b>Restrooms:</b>	2



# Sale Overview

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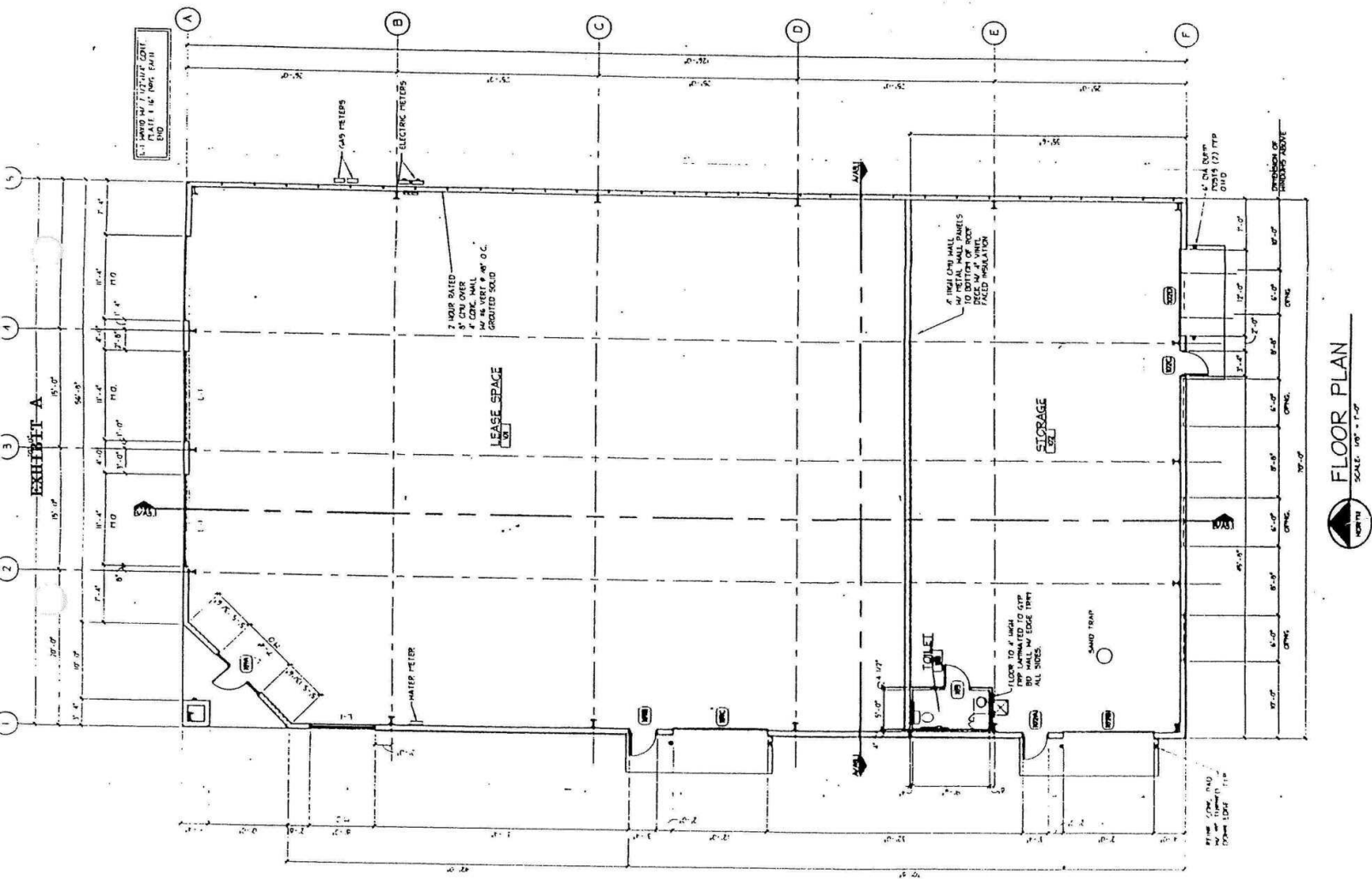
## Sale Information

<b>Price:</b>	\$999,000.00
<b>Per SF:</b>	\$114.41
<b>Municipality:</b>	City of Wyoming
<b>PPN:</b>	41-18-18-426-088
<b>SEV (2023):</b>	\$241,700.00
<b>Taxable Value (2023):</b>	\$138,915.00
<b>Summer Taxes (2023):</b>	\$6,102.03
<b>Winter Taxes (2023):</b>	\$2,052.05
<b>Total Taxes (2023):</b>	\$8,154.08



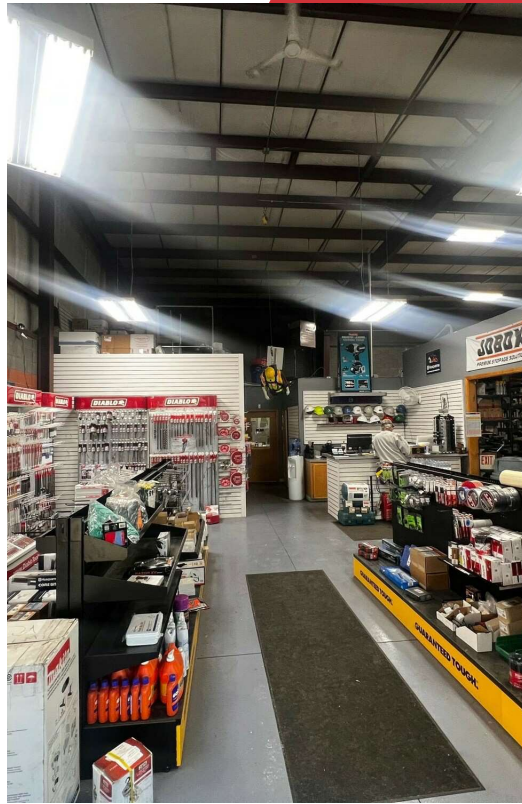
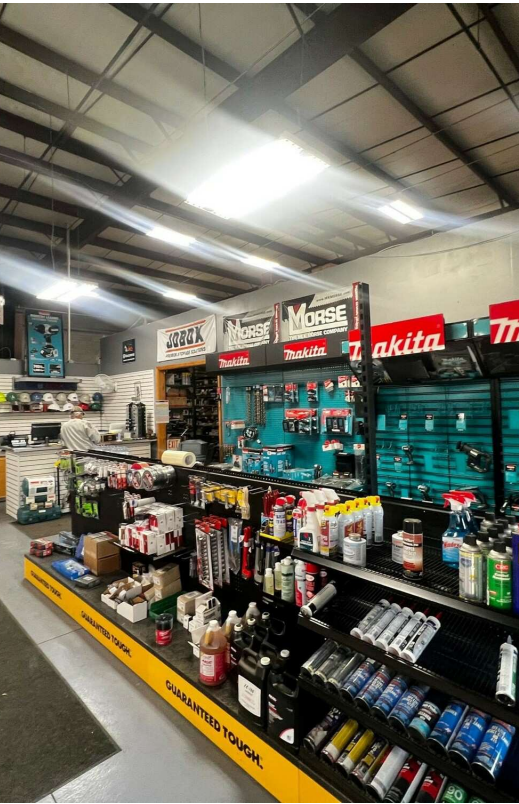
# Floor Plans

760 32nd St SE  
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# Photos

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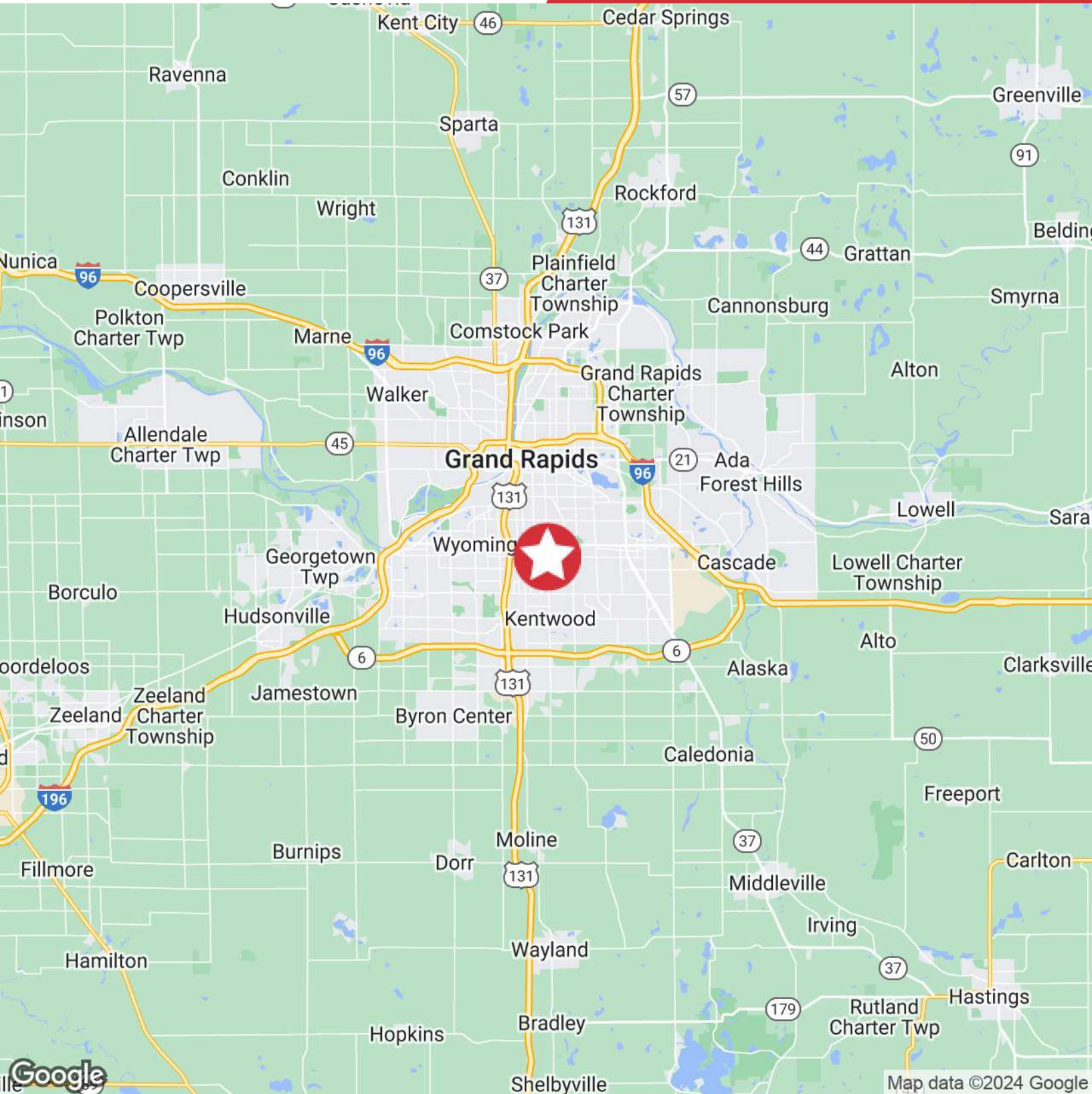
# Plat Map

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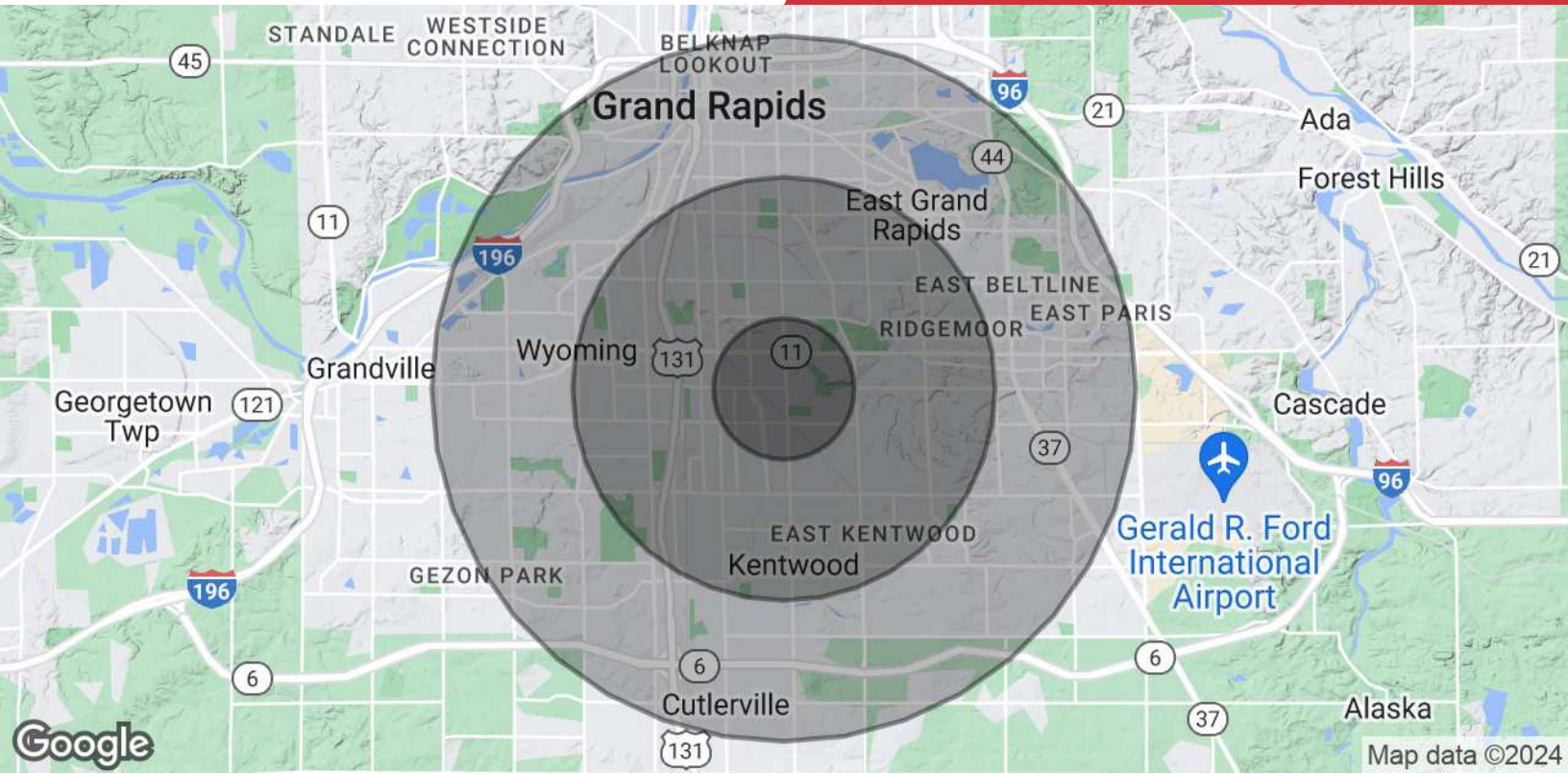
# Location Map

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# Demographics Map & Report

760 32nd St SE  
Grand Rapids, Michigan 49548



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	8,675	128,140	278,814
<b>Average Age</b>	35.5	33.9	33.6
<b>Average Age (Male)</b>	35.5	32.5	32.1
<b>Average Age (Female)</b>	35.3	35.3	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	3,350	47,903	109,145
<b># of Persons per HH</b>	2.6	2.7	2.6
<b>Average HH Income</b>	\$62,275	\$61,972	\$69,037
<b>Average House Value</b>	\$142,660	\$146,128	\$165,438

\* Demographic data derived from 2020 ACS - US Census



# 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.