



970-1120 Wilson Ave NW
Grand Rapids, Michigan 49534

Property Overview

Hard to find Commercial zoned property approximately 3/4 miles north of busy Lake Michigan Drive (M-45) with major retailers including Meijer, Walgreens, McDonalds, Taco Bell, Panera Bread, Chick-fil-A, Marathon Gas, Starbucks, and many more

5.59 Acres zoned with flexible C-3 zoning that allows for C-1 and C-2 uses including but not limited to office, any retail, auto repair, building supplies, hardware, banks, medical/dental, nursing homes, food/grocery, and motels/hotels.

Approximately 770' frontage on Wilson Ave

Includes 2 houses that are tear downs



For More Information

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Parcels

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Sale Information

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For Sale

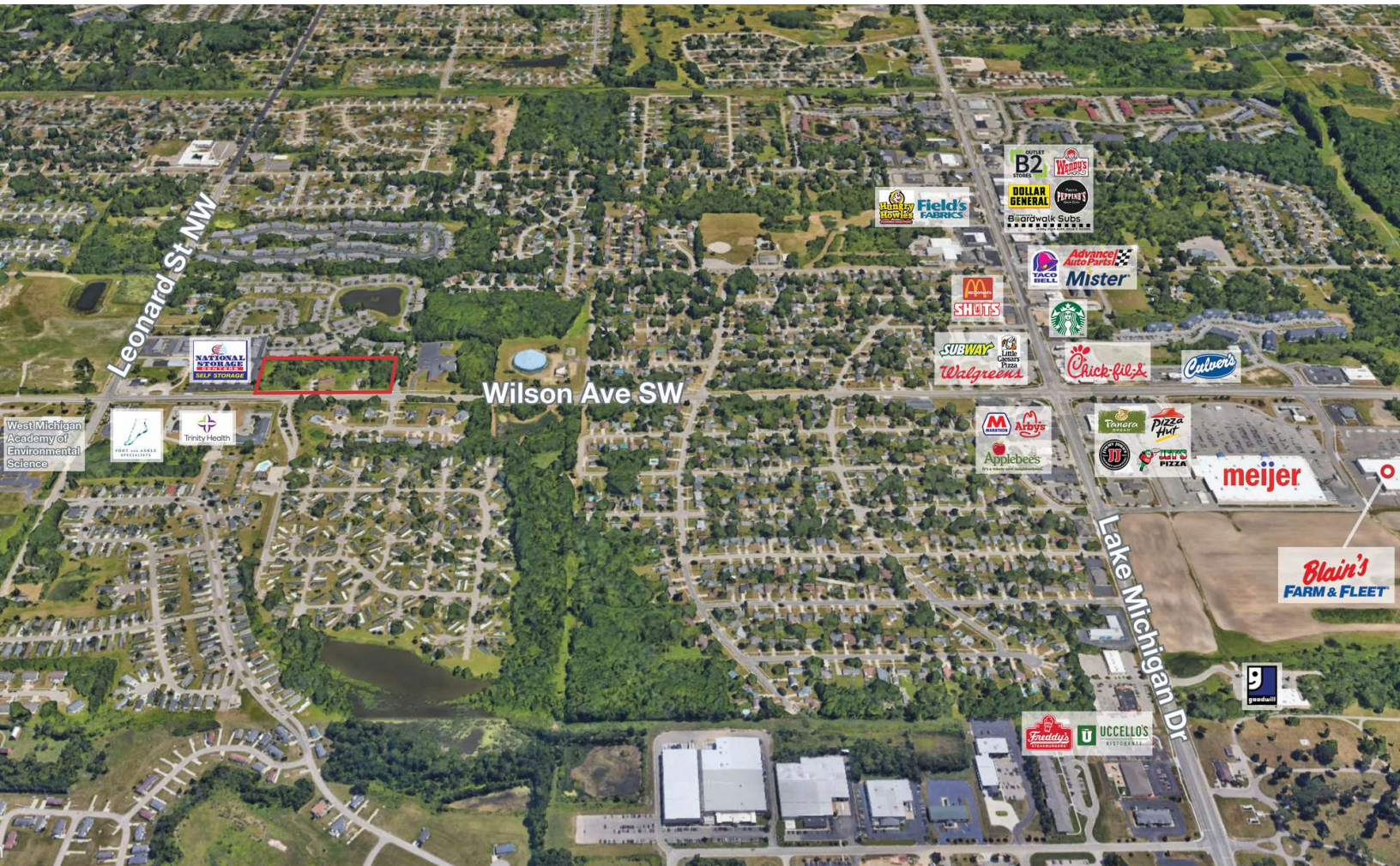
PARCELS:	SALE PRICE:
970-990-1000 Wilson Ave (2.2 acres)	\$506,000
1020-1030-1040-1120 Wilson Ave (3.39 acres)	\$779,700
970-990-1000-1020-1030-1040-1120 Wilson Ave (5.59 acres)	\$1,285,700
PRICE PER ACRE:	\$230,000
TERMS:	Cash / New Mortgage

Parcel Information

970 Wilson Ave	0.96 acres	PPN: 41-13-19-201-037
990 Wilson Ave	0.87 acres	PPN: 41-13-19-201-009
1000 Wilson Ave	0.37 acres	PPN: 41-13-19-201-036
1020 Wilson Ave	1.19 acres	PPN: 41-13-19-201-008
1030 Wilson Ave	0.55 acres	PPN: 41-13-19-201-007
1040 Wilson Ave	0.55 acres	PPN: 41-13-19-201-006
1120 Wilson Ave	1.1 acres	PPN: 41-13-19-201-063
SEV 2024 (all parcels):		\$439,600.00
Taxable Value 2024 (all parcels):		\$268,718.00
Property Taxes 2023 (all parcels):		\$11,828.68

Retailer Map

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Asset Overview

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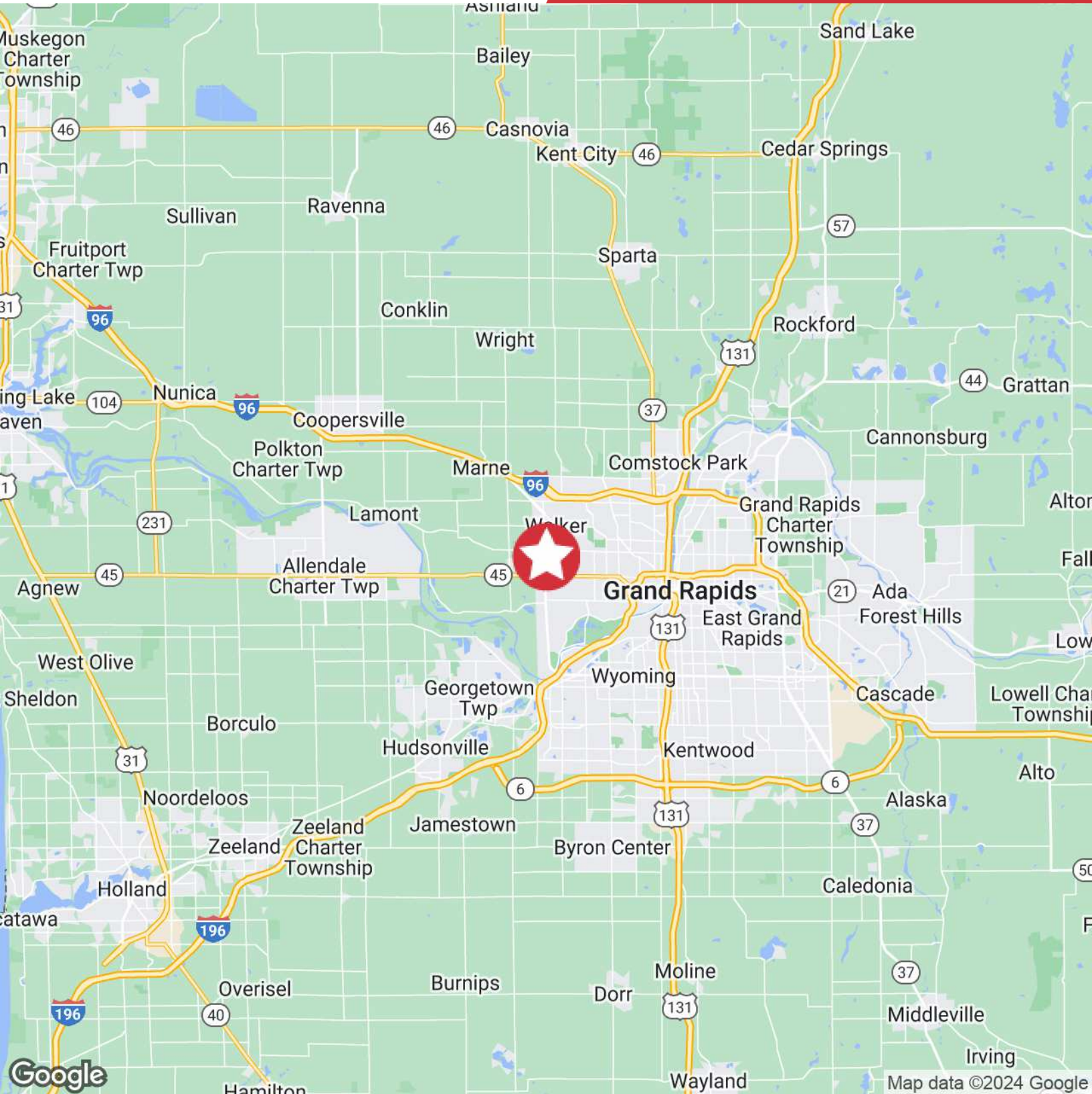
Location:	North of Lake Michigan and just south of Leonard Street on east side of Wilson Ave.
Total Acreage:	5.59
Zoning:	C-3
Legal Descriptions:	
41-13-19-201-037 970 Wilson Ave	PART NE 1/4 COM 1213 FT N FROM CEN OF SEC TH S TO N LINE OF S 999 FT OF W 1/2 NE 1/4 TH E ALONG SD N LINE 50.03 FT TH N PAR WITH CL OF WILSON AVE 90.06 FT TH E PAR WITH N LINE OF S 999 FT OF W 1/2 NE 1/4 250.0 FT TH N PAR WITH CL OF SD AVE TO A LINE BEARING S 88D 10M E FROM BEG TH N 88D 10M W TO BEG * SEC 19 T7N R12W 0.96 A.
41-13-19-201-009 990 Wilson Ave	PART OF NE 1/4 COM 1213 FT N & 50 FT E OF CEN OF SEC TH S 88D 10M E 300 FT TH N PAR WITH N&S 1/4 LINE 127 FT TH N 88D 10M W 300 FT TH S PAR WITH N&S 1/4 LINE 127 FT TO BEG * SEC 19 T7N R12W 0.87 A.
41-13-19-201-036 1000 Wilson Ave	PART NE 1/4 COM 1340 FT N FROM CEN OF SEC TH S 88D 10M E 350 FT TH NLY PAR WITH CL OF WILSON AVE TO A LINE BEARING S 88D 10M E FROM A PT 1386 FT N FROM CEN OF SEC TH N 88D 10M W TO N&S 1/4 LINE TH SLY 46 FT TO BEG * SEC 19 T7N R12W 0.37 A.
41-13-19-201-008 1020 Wilson Ave	PART OF NE 1/4 COM 1386 FT N & 50 FT E OF CEN OF SEC TH S 88D 10M E 300 FT TH N PAR WITH CL OF WILSON AVE 161 FT TH N 88D 10M W 300 FT TH S 161 FT TO BEG * SEC 19 T7N R12W 1.19 A.
41-13-19-201-007 1030 Wilson Ave	PART OF NE 1/4 COM 1547 FT N & 50 FT E OF CEN OF SEC TH S 88D 10M E 300 FT TH N PAR WITH CL OF WILSON AVE 80 FT TH N 88D 10M W 300 FT TH S 80 FT TO BEG * SEC 19 T7N R12W 0.55 A.
41-13-19-201-006 1040 Wilson Ave	PART OF NE 1/4 COM 1627 FT N & 50 FT E OF CEN OF SEC TH S 88D 10M E 300 FT TH N PAR WITH CL OF WILSON AVE 80 FT TH N 88D 10M W 300 FT TH S 80 FT TO BEG * SEC 19 T7N R12W 0.55 A.
41-13-19-201-063 1120 Wilson Ave	PART OF NE 1/4 COM 1707.0 FT N & 50.0 FT E FROM CEN OF SEC TH N 0D 02 M 18S W 160.0 FT TH S 88D 10M 00S E TO E LINE OF W 350.0 FT OF NE 1/4 TH SLY PAR WITH N&S 1/4 LINE TO A LINE BEARING S 88D 10M 00S E FROM BEG TH N 88D 10M 00S W TO BEG * SEC 19 T7N R12W 1.10 A.

Sec. 94-178. "C-3" district, highway commercial.

- (a) *Intent.* The "C-3" district, highway commercial, is to encourage the construction or continued use of land for commercial and service uses and to provide for orderly development and concentration of such uses to satisfy the needs of modern commercial development where access is entirely dependent upon the automobile and to provide suitable locations for such activities which function relatively independently of intensive pedestrian traffic and proximity to other firms. Typical activities in this district require direct automobile traffic access and visibility from the road and sufficient depth to provide for vehicle parking, but this district is not intended to accommodate, and permitted uses exclude, outdoor sales establishments.
- (b) *Principal uses.* Except as expressly otherwise permitted by this chapter, no building or part of a building in the "C-3" district, highway commercial, shall be used, erected, altered or converted or land used, in whole or in part, except for:
- (1) The principal uses permitted in the "C-1" district, local commercial.
 - (2) Indoor retail sales and service.
 - (3) Offices and telephone exchange buildings.
 - (4) Motels and hotels.
 - (5) Self-service laundry and dry cleaning facilities.
 - (6) Automobile repair, minor.
 - (7) Indoor places of public assembly.
 - (8) Milk distribution stations.
 - (9) Retail building supplies.
 - (10) Other uses determined by the board of zoning appeals to be similar to the permitted principal uses in this zoning district and compatible with the intent of this zoning district.
- (c) *Permitted accessory uses to principal use.* Any use customarily incidental to the permitted principal uses in the "C-3" district shall be a permitted accessory use.
- (d) *Special exception uses permitted after review and approval by the planning commission.* The following uses may be permitted as special exception uses within the C-3 district if approved by the planning commission as provided by section 94-167(d) and as provided by article IX:
- (1) Child care centers, day care centers, child caring institutions and child placing agencies.
 - (2) Car washes, so long as the car wash complies with section 94-176(d).
 - (3) Regulated uses, per article XIII of this chapter.
- (e) *Area, height, bulk and placement requirements.* The area, height, bulk and placement requirements of the "C-3" district are contained in the tabular summary of the schedule of district regulations.
- (f) *Additional requirements.* In the "C-3" district, the following additional requirements must be met:
- (1) All activities shall be conducted wholly within a completely enclosed building.
 - (2) Sidewalks shall be constructed on all sides of the property abutting a public street.
- (Ord. No. 77-232, § 4, 4-12-77; Ord. No. 86-343, § 1, 10-28-86; Ord. No. 88-367, § 15, 1-10-89; Ord. No. 96-491, § 16, 10-28-96; Ord. No. 97-499, § 5, 9-8-97; Ord. No. 99-542, § 4, 10-25-99; Ord. No. 10-588, § 6, 10-11-10)

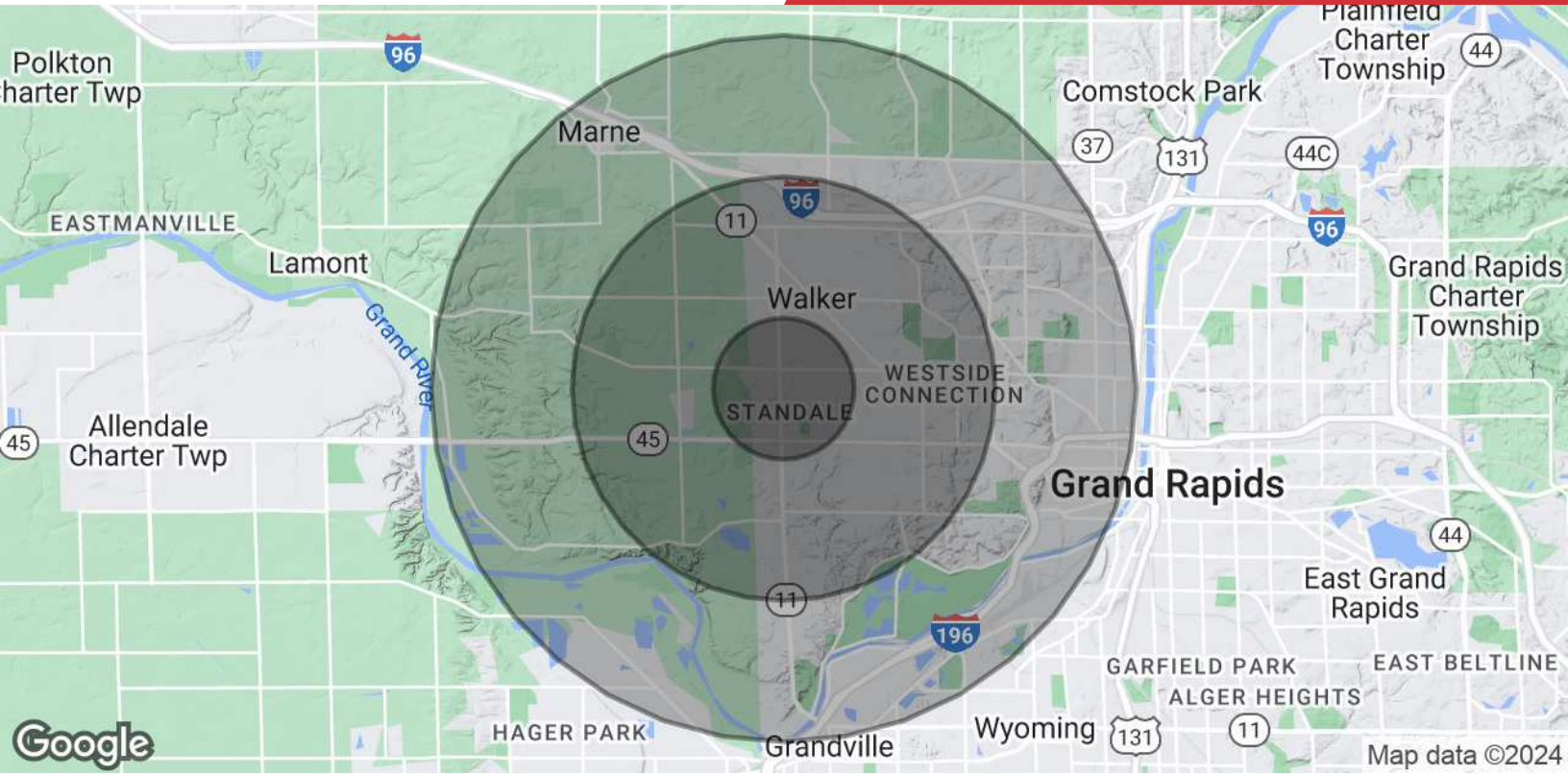
Location Map

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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,555	28,623	80,271
Average Age	40.9	40.9	36.4
Average Age (Male)	40.0	39.1	35.4
Average Age (Female)	42.5	41.9	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,680	12,253	33,491
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$75,870	\$77,832	\$69,567
Average House Value	\$193,599	\$195,940	\$174,951

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.