



**695 Kenmoor Ave SE
Grand Rapids, Michigan 49546**

Property Highlights

- Class "A" Building - First Time On Market!
- Visibility and Signage along I - 96
- **FREE** Large On-Site Parking Lot
- Located in Grand Rapids Township -
NO City Income Tax



For More Information

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Property Overview

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Property Overview

Great location in Cascade with visibility on I-96 with building signage. Great for an owner/user with ability to occupy 14,735 SF on the second floor and/or 8,331 SF on the first floor. Spaces could also be demised for smaller users. Current Tenant occupies approximately 6,400 SF on 1st floor. Newer roof and mechanicals; building has been very well maintained. Current parking accommodates 4.28 spaces/1,000 SF.



Property Information

Location:	North on Kenmoor to Building
Total Building Size:	29,470 SF
Ceiling Height:	9 - 10'
HVAC:	Gas/Forced Air
Year Built:	1987
Security System:	Yes
Sprinklered:	Yes
Acreage:	2.073 Acres
Municipality:	Grand Rapids Township
PPN:	41-14-36-176-040
Parking:	Surface; On-Site / 124 Spaces with Asphalt Surface
Zoning:	O - PUD (Office Planned Unit Development)
Building Class:	A

Utilities

Electric:	Consumers Energy
Telephone:	Choice
Natural Gas:	DTE
Sanitary Sewer:	City of Grand Rapids
Storm Sewer:	City of Grand Rapids
Water:	City of Grand Rapids

Sale Overview

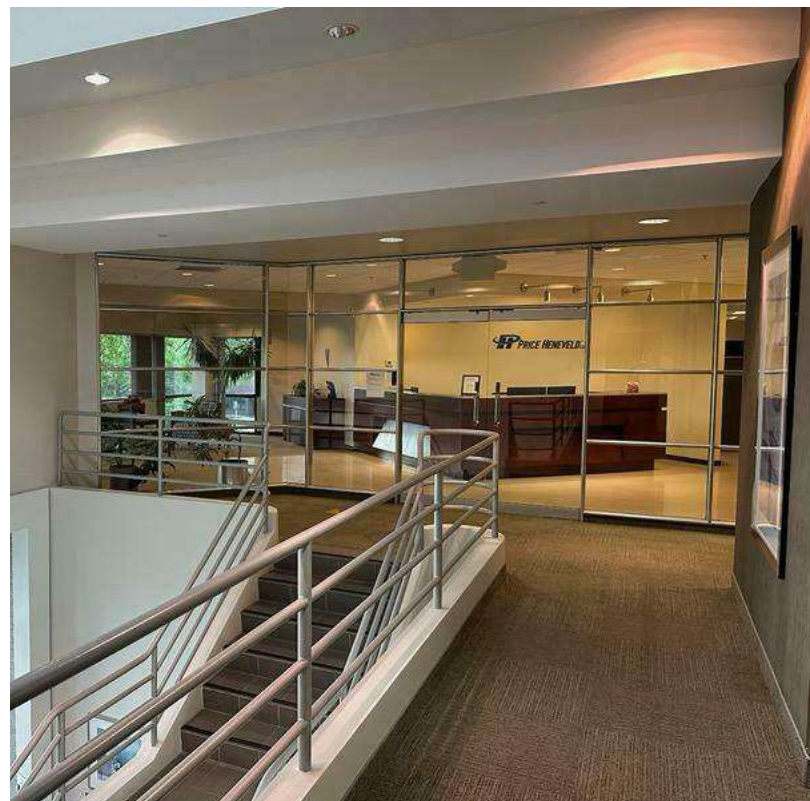
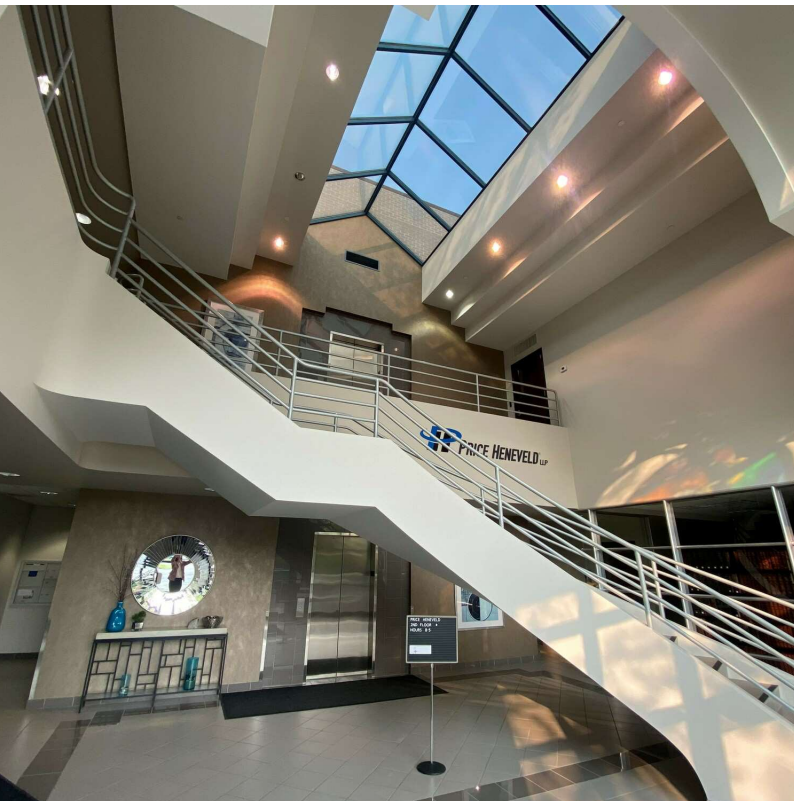
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Sale Information

Price:	\$4,995,000.00
Per SF:	\$169.49
SEV (2024):	\$2,111,400.00
Taxable Value (2024):	\$1,542,940.00
Summer Taxes (2023):	\$43,541.30
Winter Taxes (2023):	\$24,967.07
Total Taxes (2023):	\$68,508.37
Terms:	Cash

Legal Description

LOT 5 * FOREST HILLS OFFICE PARK



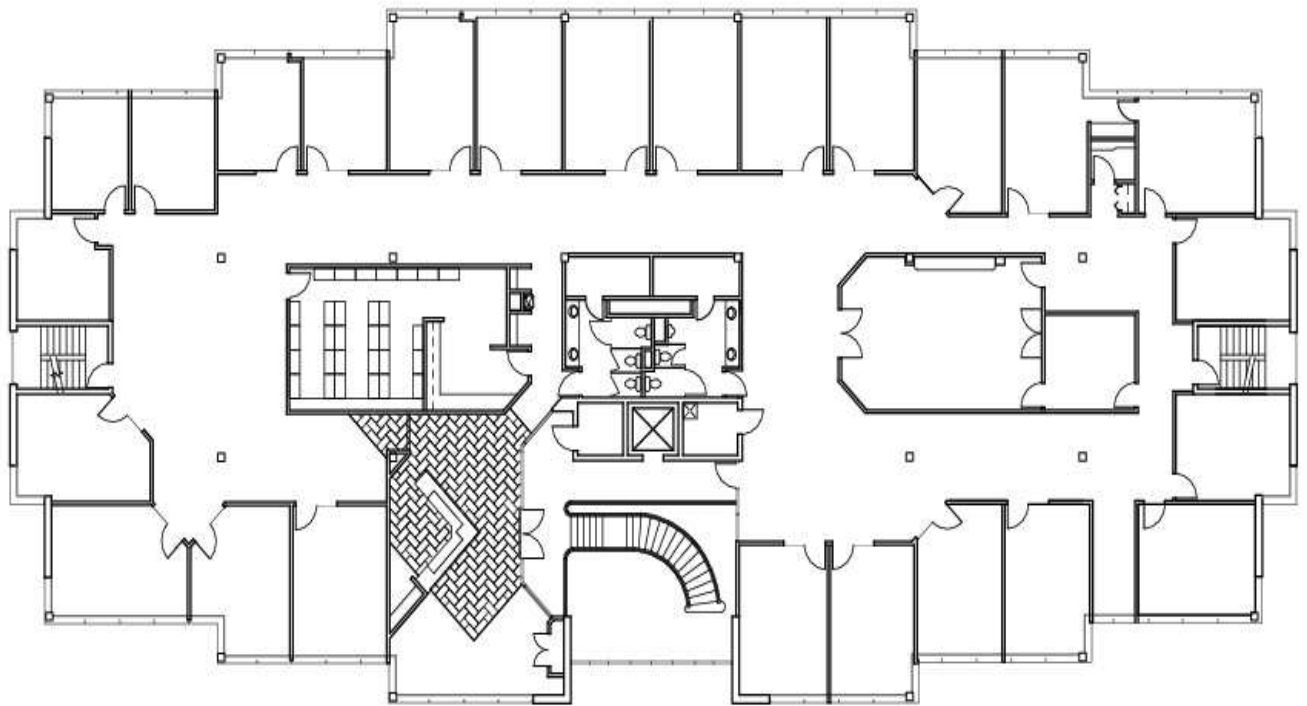
Floor Plans

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LEASED



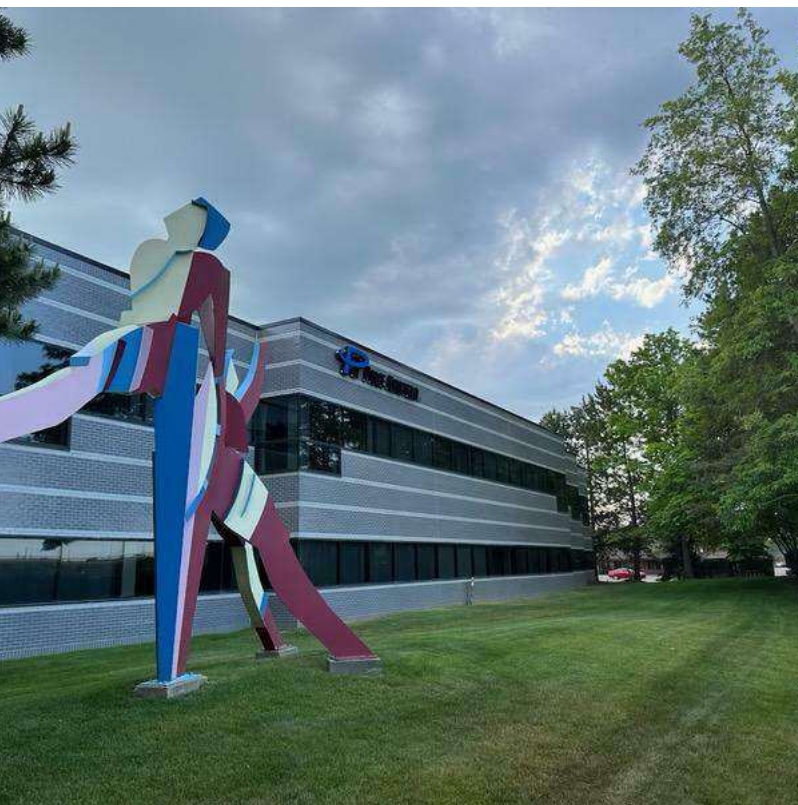
1ST FLOOR



2ND FLOOR

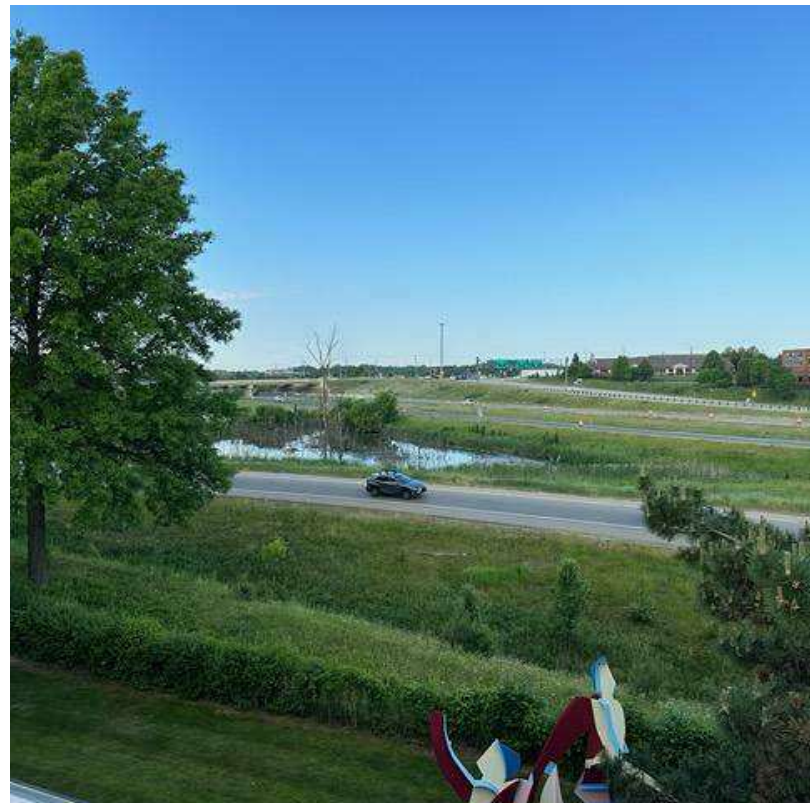
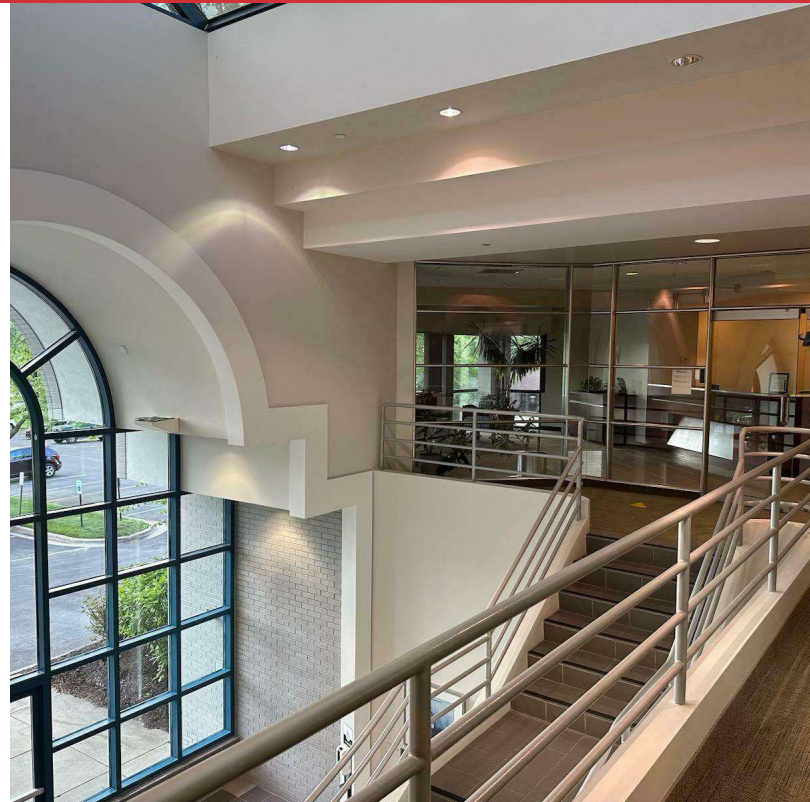
Additional Photos

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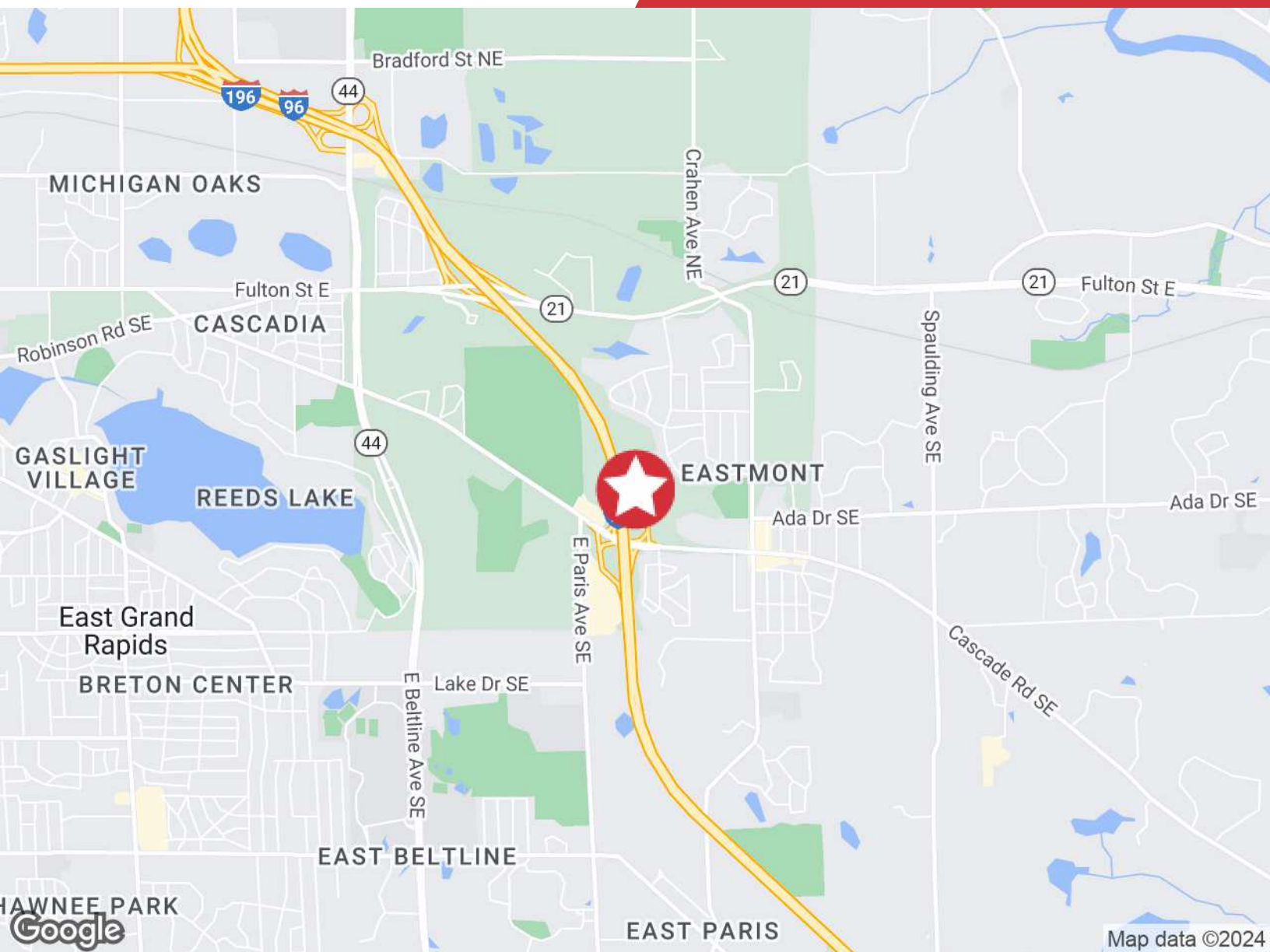
Parcel

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Location Map

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Proximity

I - 96	0.39 Miles
I - 196	3.27 Miles
M - 6	6.40 Miles
US - 131	7.01 Miles
Airport	6.85 Miles