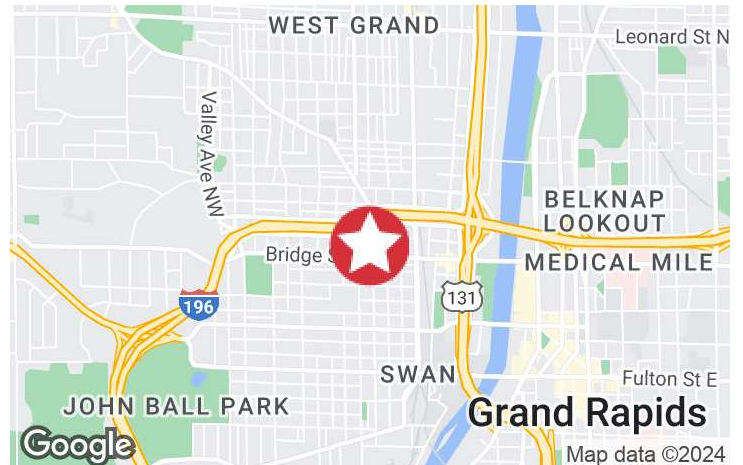




745 Bridge St NW
Grand Rapids, Michigan 49504

Property Highlights

- 3 Buildings: 100+ year old church (8,336 SF), rectory (7,139 SF), activity center (14,266 SF) for a gross building area of 29,741 SF
- 875 SF four stall garage (not included in the GBA)
- Located in an area of redevelopment close to Downtown
- 2.60 acres



For More Information

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Property Overview

745 Bridge St NW
Grand Rapids, Michigan 49504

Property Overview

First time on the market! St. James Catholic Church, Rectory and Activity Center all included in this sale! The property has visibility along Bridge Street, 1st Street and Cadwell Avenue. The site is 2.6 acres with 100 parking spaces. There is also a 875SF - 4 stall garage.

CHURCH

The church was built in 1890 and closed in 2020. It is 8,336 SF mainly on one floor. The roof is slate and in need of repairs. The building consists of a sanctuary, narthex, balcony, private rooms and the entrance and a small basement for mechanicals.

RECTORY

The rectory is 7,139 SF. There are 5 suites which include a living room, bedroom and bathroom. In addition, there is a common kitchen, living room and dining area. There are offices and a partial finished basement (2,553 SF) which includes a rec room and bathrooms.

ACTIVITY CENTER

The activity center was built in 1985 and is 14,266 SF. It consists of 2 classrooms, entry, kitchen and gymnasium.

***SELLER TO REMOVE THE FOLLOWING ITEMS PRIOR TO CLOSE:

- Altar
- St. James stained glass window (to be replaced with glass)
- Small stained glass window above southeast door (to be replaced with glass)
- Bell

- Seller to retain the right to remove the stained glass windows at Seller's expense, if the Purchaser intends to demolish the church.

Property Information

Location:	Between Milwaukee Ave and Cadwell Ave on Bridge
Total Building Size:	29,741 SF
Year Built/Renovated:	1890/1985
Municipality:	City of Grand Rapids
PPN:	41-13-24-358-012
Acreage:	2.6 Acres
HVAC:	Boiler
Signage:	Monument
Parking:	+/- 100 Parking Spaces; On-Site/Street
Zoning:	TN-MDR
Building Class:	C



Sale Overview

745 Bridge St NW
Grand Rapids, Michigan 49504

Sale Information

Price:	\$3,400,000.00
Per SF:	\$114.32
SEV (2024) EXEMPT:	\$0.00
Taxable Value (2024) EXEMPT:	\$0.00
Summer Taxes (2023) EXEMPT:	\$0.00
Winter Taxes (2023) EXEMPT:	\$0.00
Total Taxes (2023) EXEMPT:	\$0.00

Legal Description

411324358012 PART OF SW 1/4 COM 53.73 FT N 89D 36M 55S E ALONG S SEC LINE & 33 FT N 0D 22M 18S W FROM SW COR OF SEC TH N 0D 22M 18S W 116.86 FT TH S 89D 42M 10S E 65.01 FT TH N 0D 13M 35S E 70.14 FT TH S 89D 37M 54S E 17.11 FT TH N 0D 16M 45S E 47.13 FT TH S 89D 52M 03S E 97.09 FT TH N 0D 05M 35S E 148.51 FT TO S LINE OF FIRST ST /66 FT WIDE/ TH S 89D 44M 47S E ALONG SD S LINE 249.64 FT TH S 3D 21M 50S E ALONG W LINE OF CALWELL AVE /50 FT WIDE/ 48.48 FT TH S 89D 36M 55S W 110.32 FT TH S 3D 21M 50S E 230.0 FT TH S 89D 36M 55S W 49.98 FT TH S 3D 21M 50S E 100 FT TO N LINE OF BRIDGE ST TH S 89D 36M 55S W ALONG SD N LINE 290.75 FT * SEC 24 T7N R12W ALSO LOTS 16 THRE 18 INCL & THAT PART OF VACATED PORTION OF ALLEY ADJ TO SD LOTS ON THE WEST ALSO LOTS 19 & 20 * E B CALDWELL'S ADD SPLIT ON 06/25/2009 FROM 41-13-24-358-008; SPLIT/COMBINED ON 11/04/2013 FROM 41-13-24-358-009;



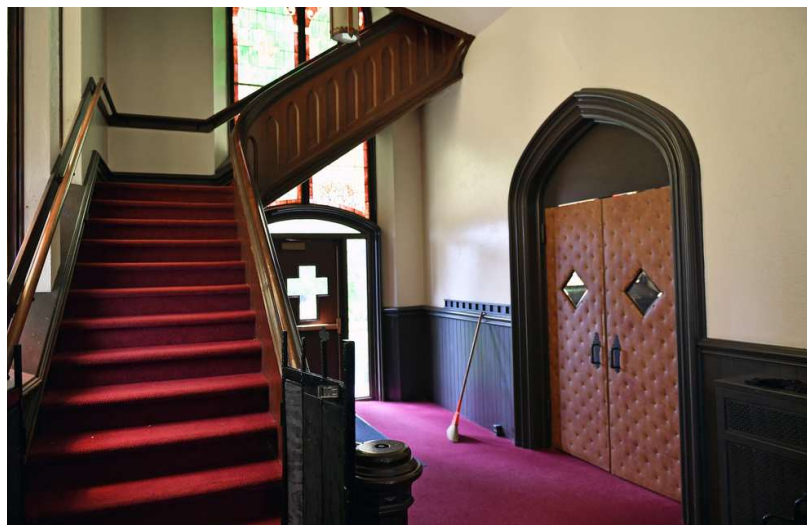
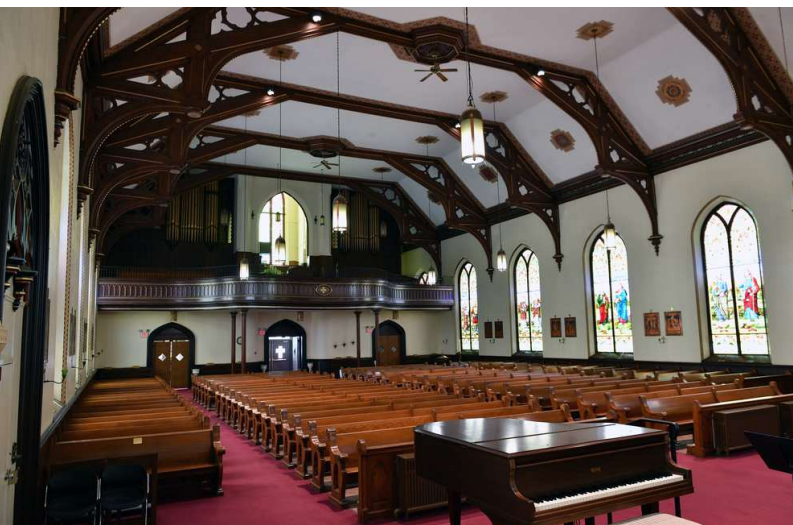
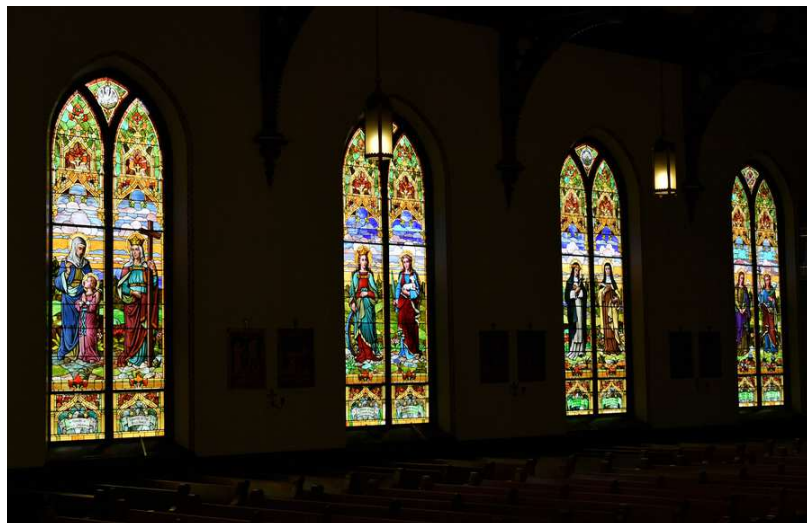
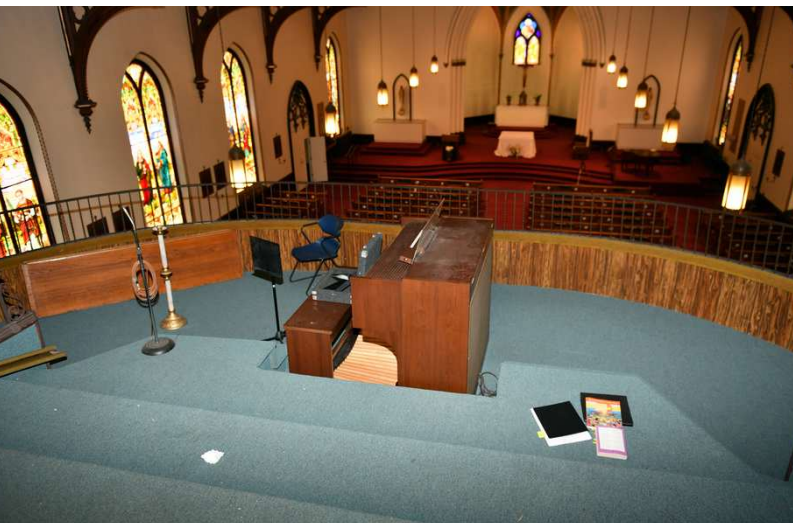
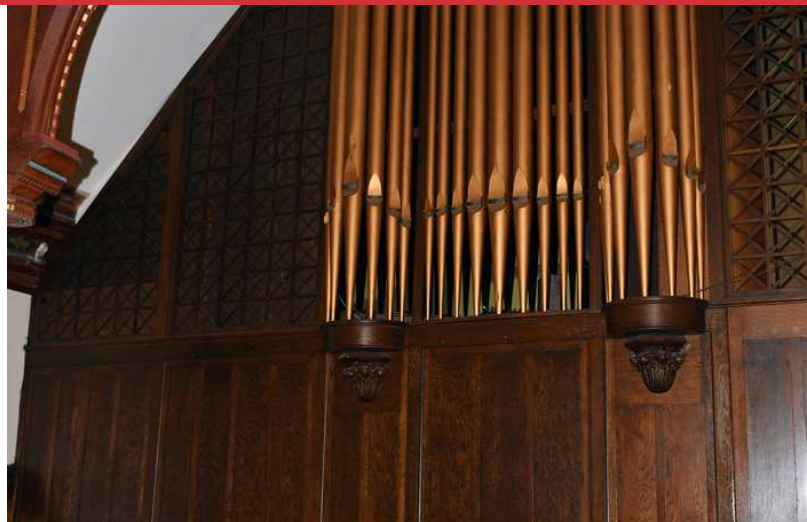
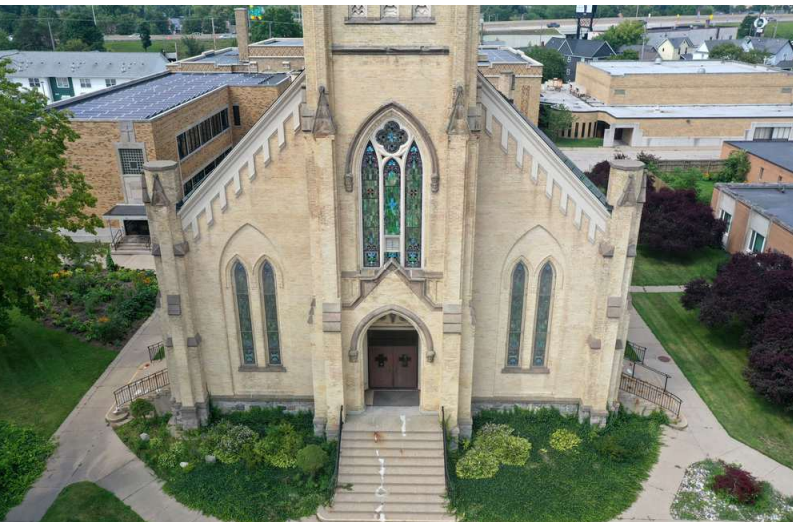
Additional Photos

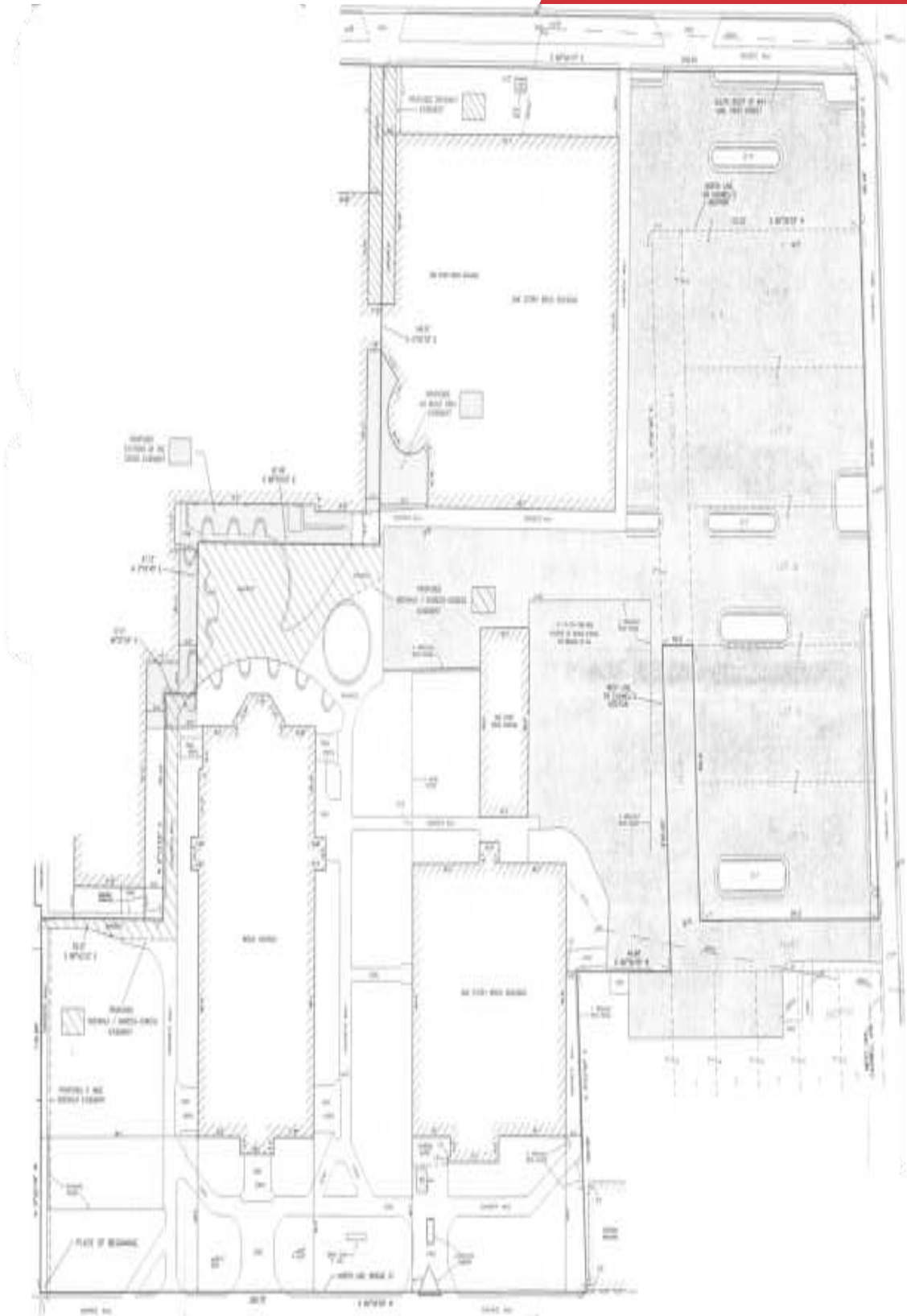
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Additional Photos

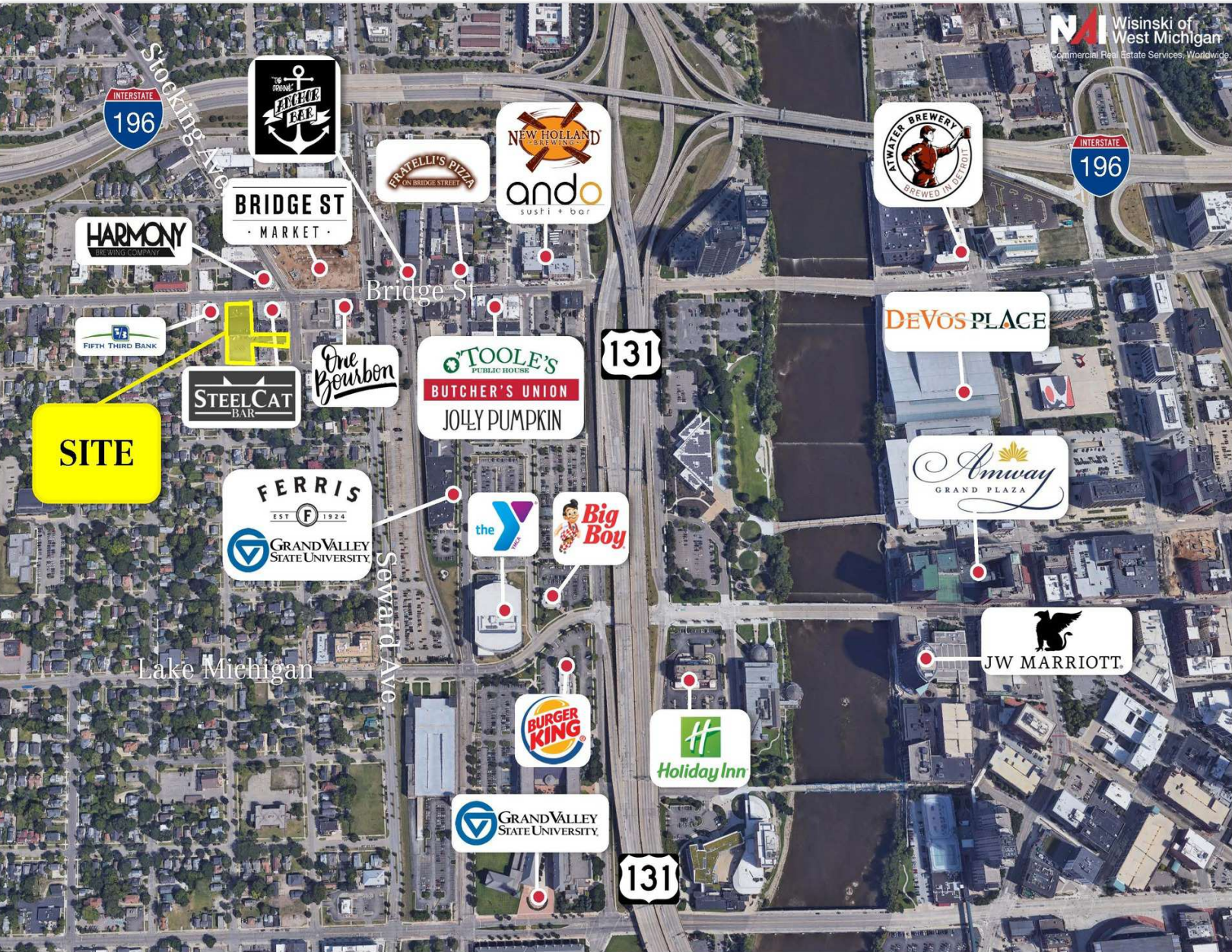
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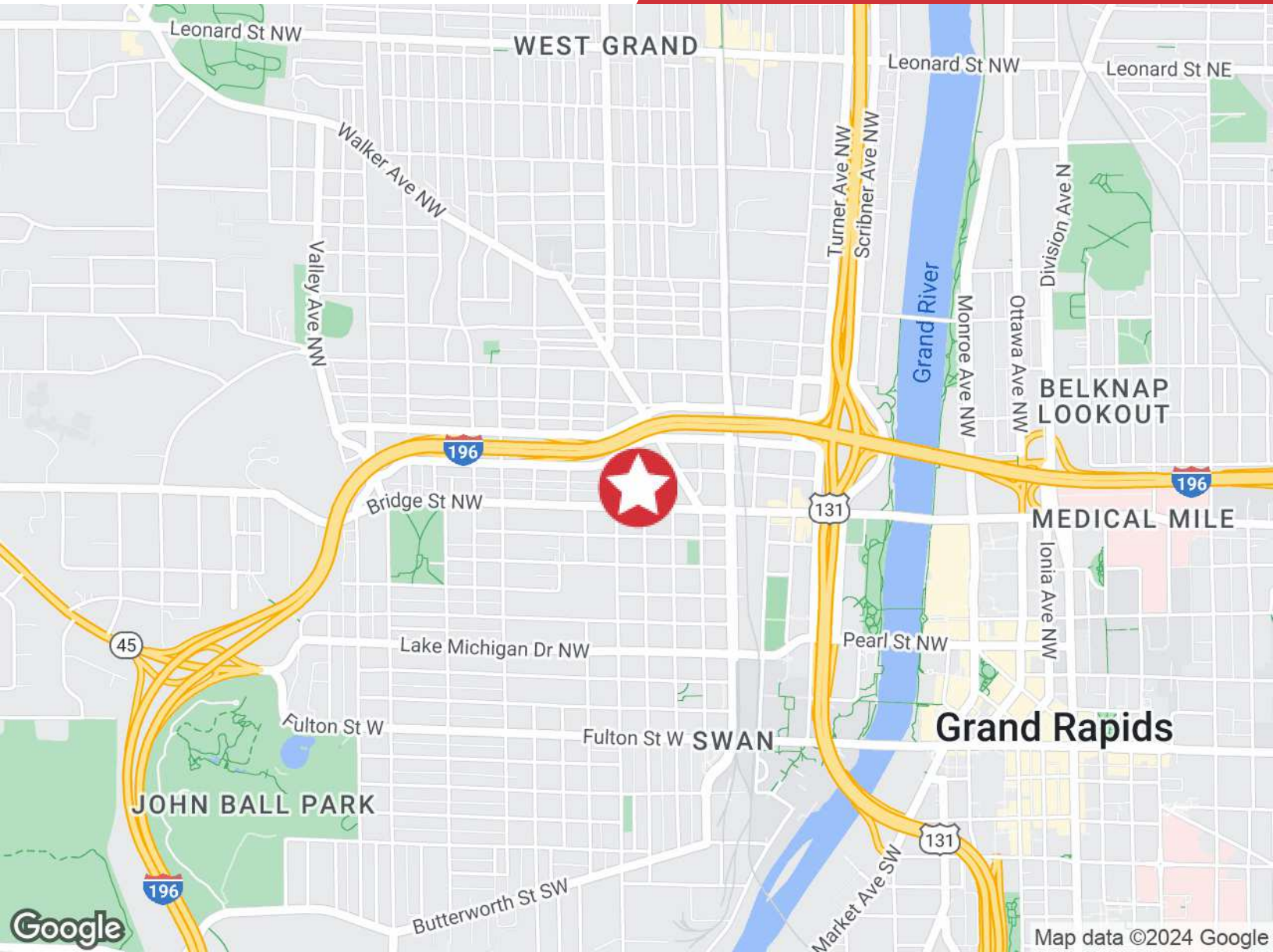
Retail Map

745 Bridge St NW
Grand Rapids, Michigan 49504



Location Map

745 Bridge St NW
Grand Rapids, Michigan 49504



Proximity

US - 131	0.78 Miles
I - 196	0.51 Miles
I - 96	4.44 Miles - Beltline / 4.01 Miles to I - 96 & US - 131
M-6	9.01 Miles @ US - 131
Airport	13.68 Miles

Parcel Aerial

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Grand Rapids, Michigan 49504

