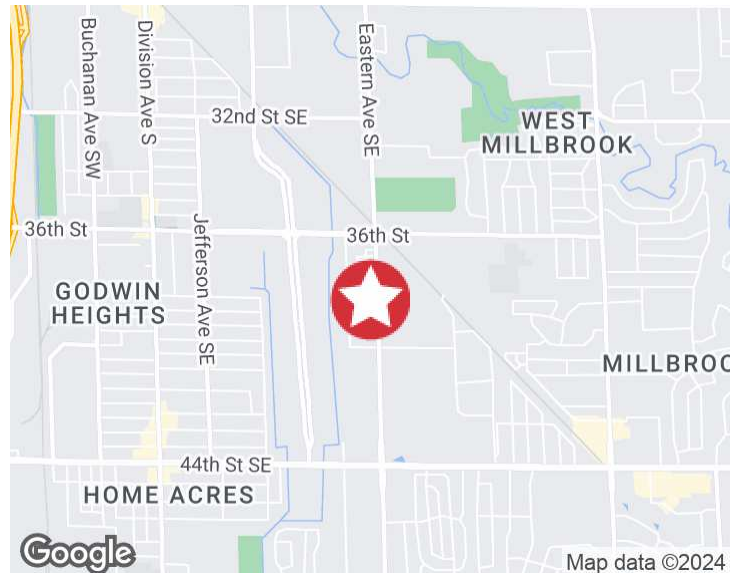




3801 Eastern Ave SE
Wyoming, Michigan 49548

Property Highlights

- High profile Eastern Ave location
- Difficult to find small building for sale
- Ample and well appointed offices
- Opportunity for a multi-tenant environment
- Spring occupancy



For More Information

Stuart J. Kingma, SIOR

O: 616 581 5000

skingma@naiwwm.com

Property Overview

3801 Eastern Ave SE
Wyoming, Michigan 49548

Property Overview

The property located at 3801 Eastern Ave SE is presently being used by two occupants. One of the occupants is a high quality office service and cleaning operation while the other one is an auto detailer.

The property can be made available in its entirety for a user who could also then have the benefit of leasing space to a tenant. The property sets up well and offers high visibility on Eastern Ave. It is one of those smaller footprint buildings that will not last long.



Property Information

Location:	US-131 to 36th Street Exit, East on 36th Street to Eastern Ave SE, North on Eastern to the property on the West side of the street.
Total Building Size:	12,106 SF
Year Built:	1965
Year Remodeled:	2002
Acreage:	0.607 Acres
Construction:	Concrete Block / Steel Bar Joist
Roof:	Flat
Eave Height:	14'
Parking:	Ample
Security System:	Yes
Zoning:	I-1

Utilities

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

Sale Overview

3801 Eastern Ave SE
Wyoming, Michigan 49548

Sale Information

Price:	\$975,000.00
Per SF:	\$80.54
Municipality:	City of Wyoming
PPN:	41-18-19-277-061
SEV (2024):	\$292,400.00
Taxable Value (2024):	\$141,553.00
Summer Taxes (2023):	\$5,921.83
Winter Taxes (2023):	\$1,991.46
Total Taxes (2023):	\$7,913.29
Terms:	Cash to Seller

Legal Description

PART OF LOT 8 COM AT NE COR OF SD LOT TH S 3D 06M E ALONG E LINE OF SD LOT 101.3 FT TH S 86D 50M W 248.59 FT TH N 0D 27M E 114.7 FT TO N LINE OF SD LOT TH N 89D 57M E ALONG SD N LINE 241.84 FT TO BEG *



Building Overview

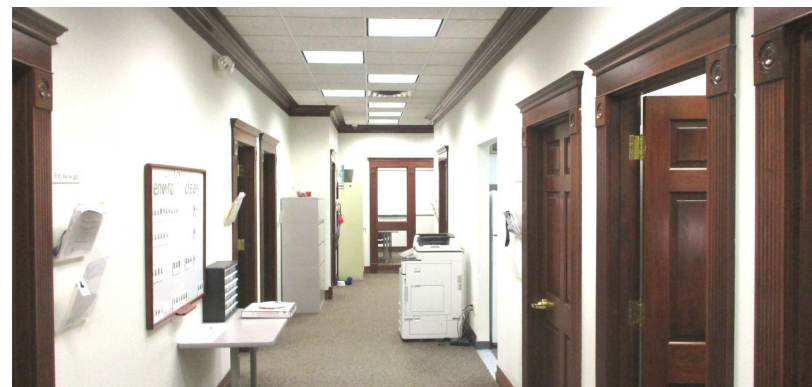
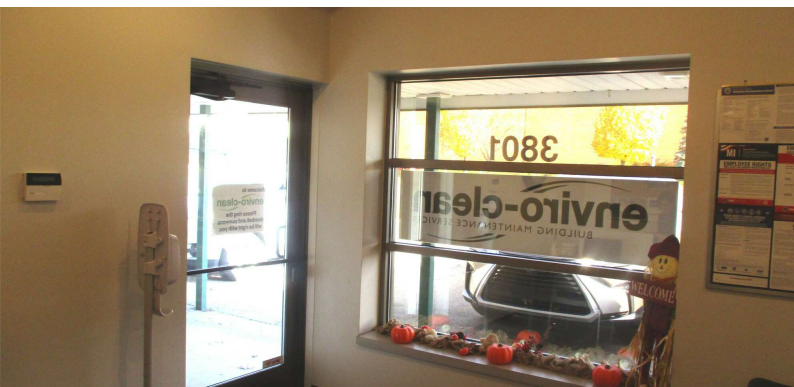
3801 Eastern Ave SE
Wyoming, Michigan 49548

Mfg/Warehouse Information

Mfg/Whse SF:	9,856 SF
Floors:	One - Concrete
Air Conditioning:	No
HVAC:	Gas / Forced Air
Ceiling Height:	14'
Sprinklered:	Partially
Lighting:	Fluorescent
Electric Service:	480 Volt; 3 Phase
Column Spacing:	Various
Grade Level Doors:	4
Loading Docks:	0
Rail Siding:	No
Floor Drains:	Yes
Compressed Air:	Yes
Cranes:	No
Shop Office:	Yes
Shop Lunch Room:	No
Shop Restroom:	Yes

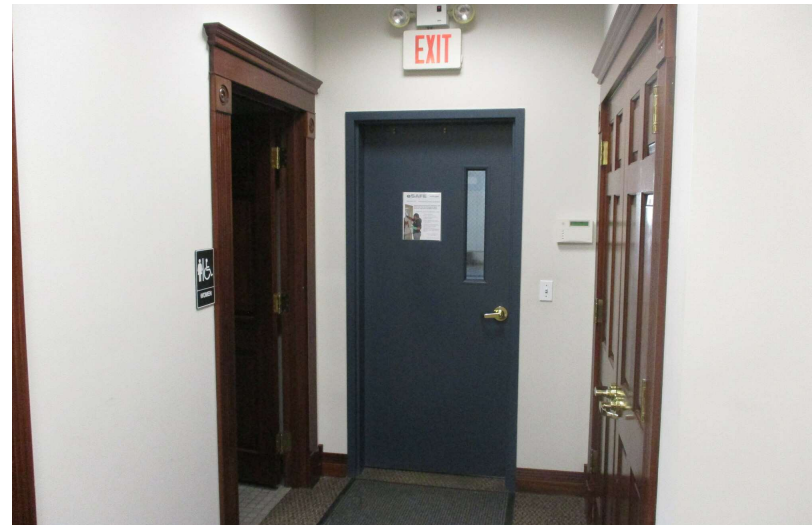
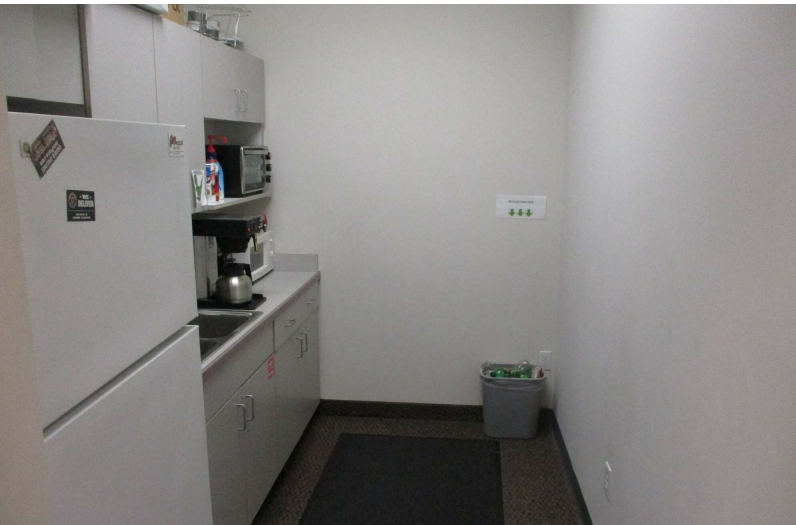
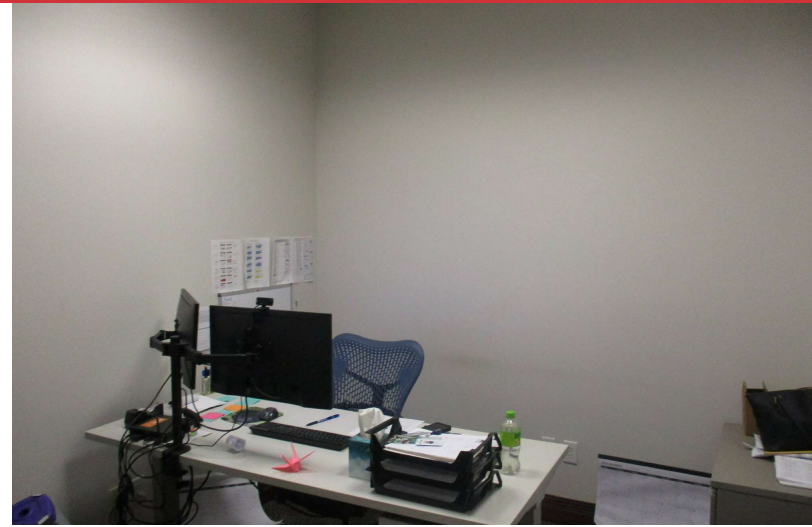
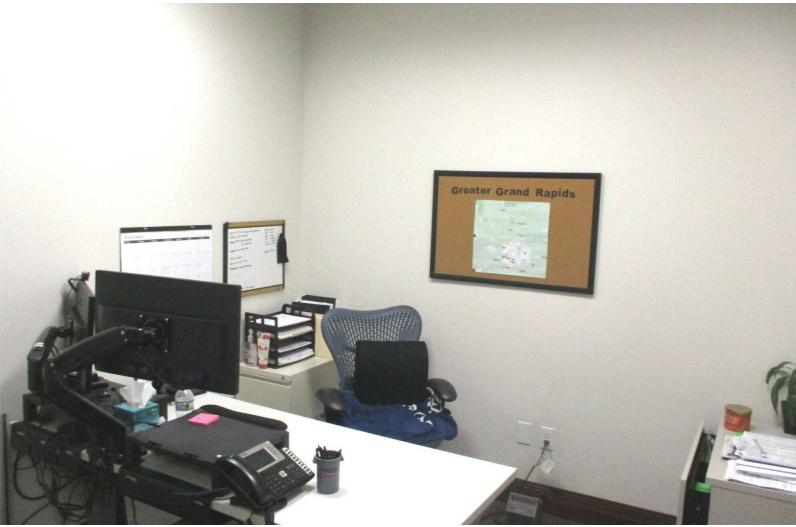
Office Information

Office SF:	2,250 SF
Floors:	One
HVAC:	Gas / Forced Air
Air Conditioning:	Yes
Sprinklered:	Yes
Ceiling Height:	8'
Lighting:	Fluorescent
Communication Equipment:	No
Private Offices:	Yes
Conference Room:	Yes
Lunch Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	Yes



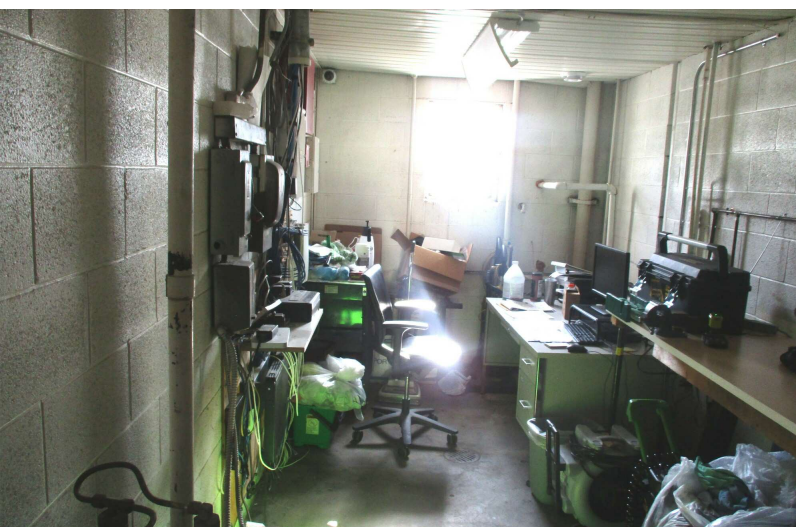
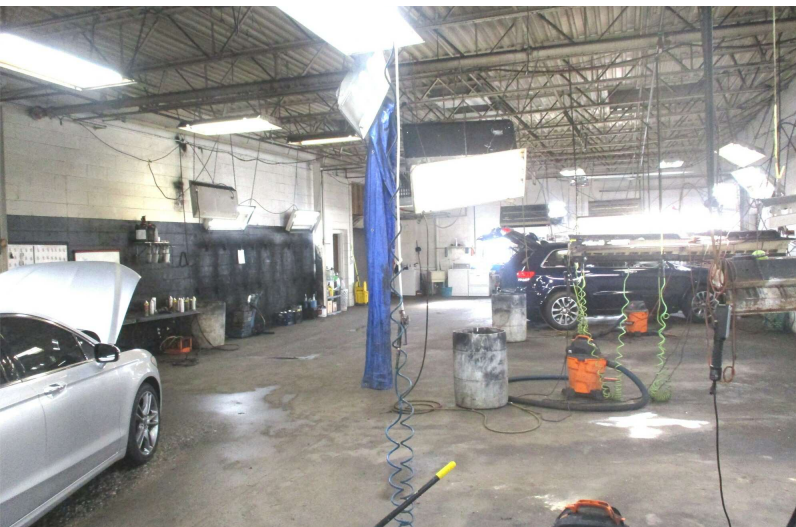
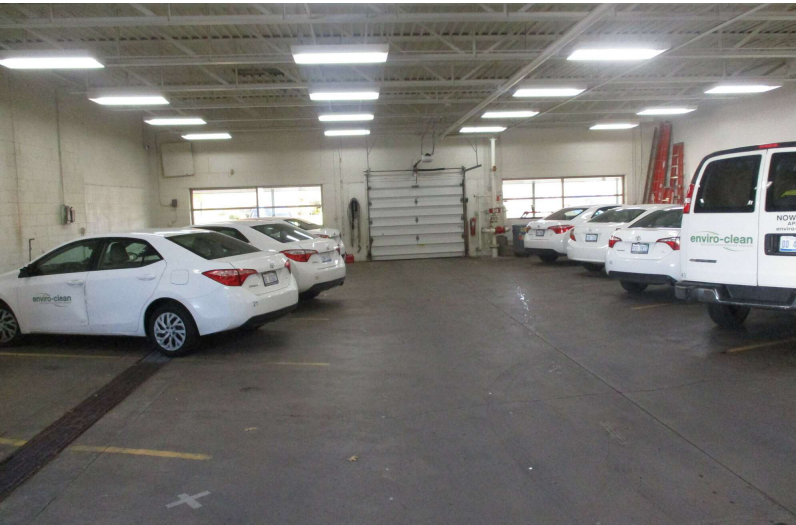
Additional Photos

3801 Eastern Ave SE
Wyoming, Michigan 49548



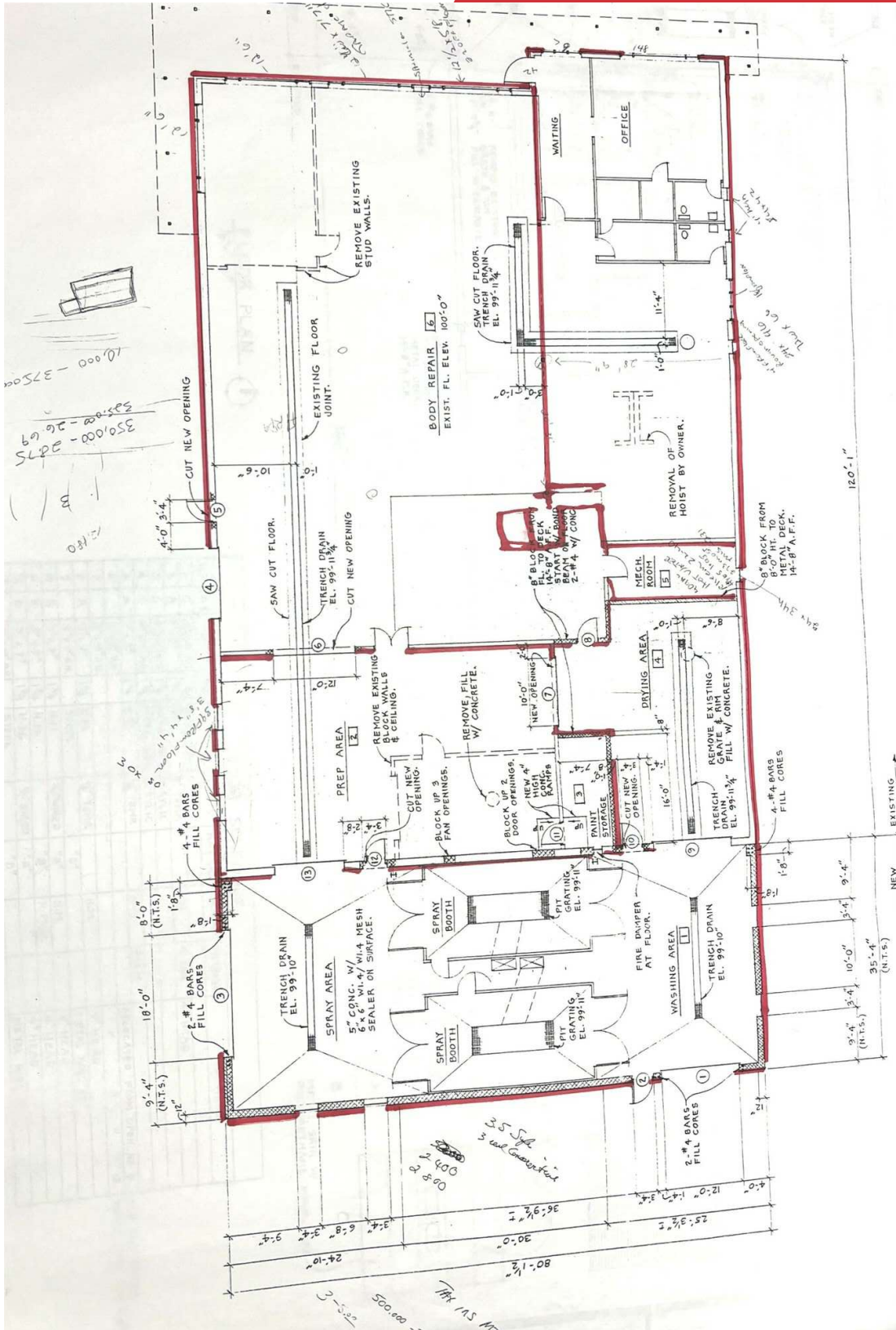
Additional Photos

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Floor Plans

3801 Eastern Ave SE
Wyoming, Michigan 49548



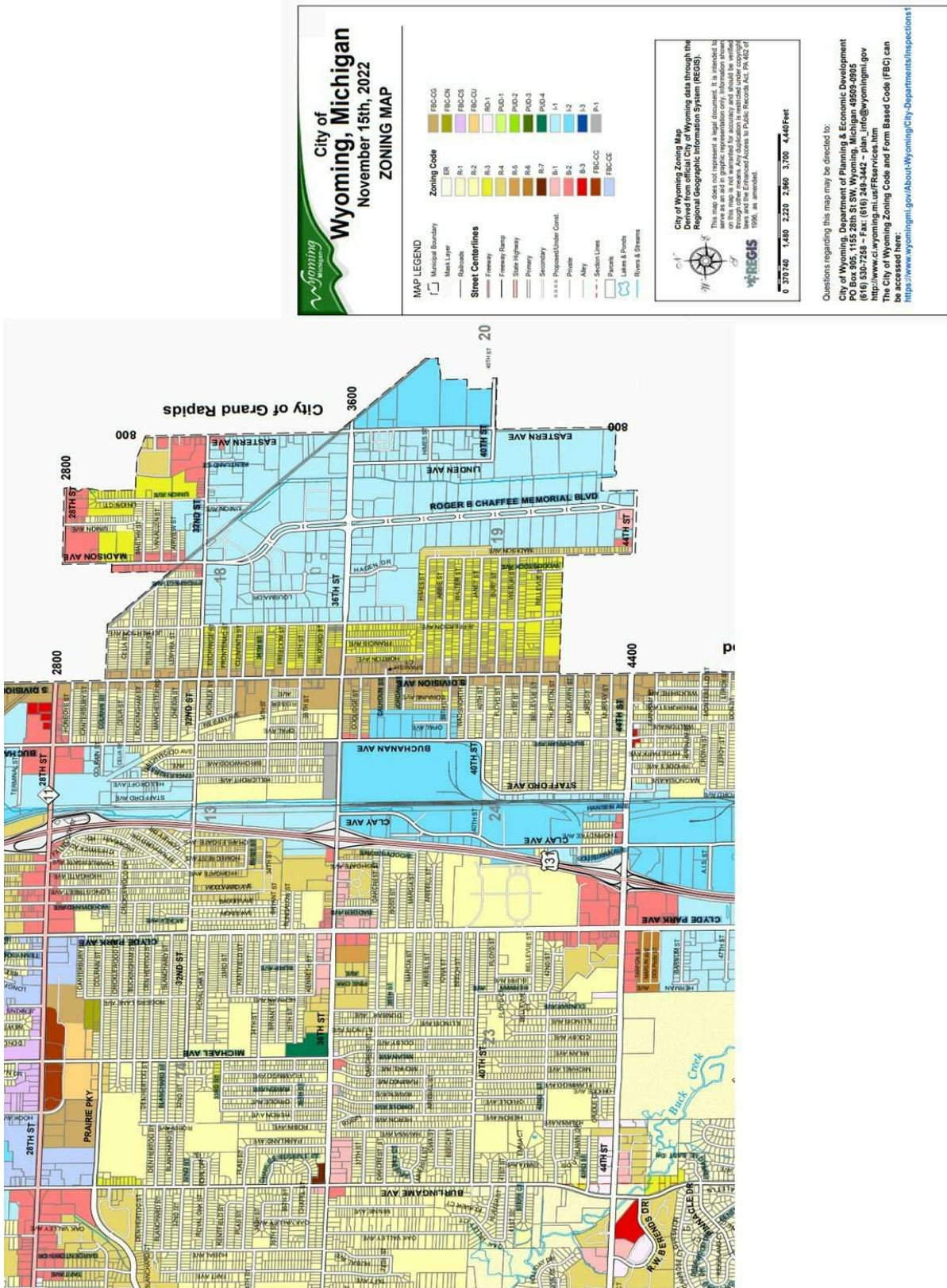
Aerial Plat Map

3801 Eastern Ave SE
Wyoming, Michigan 49548

3801 Eastern Ave SE - PP # 41-18-19-277-061

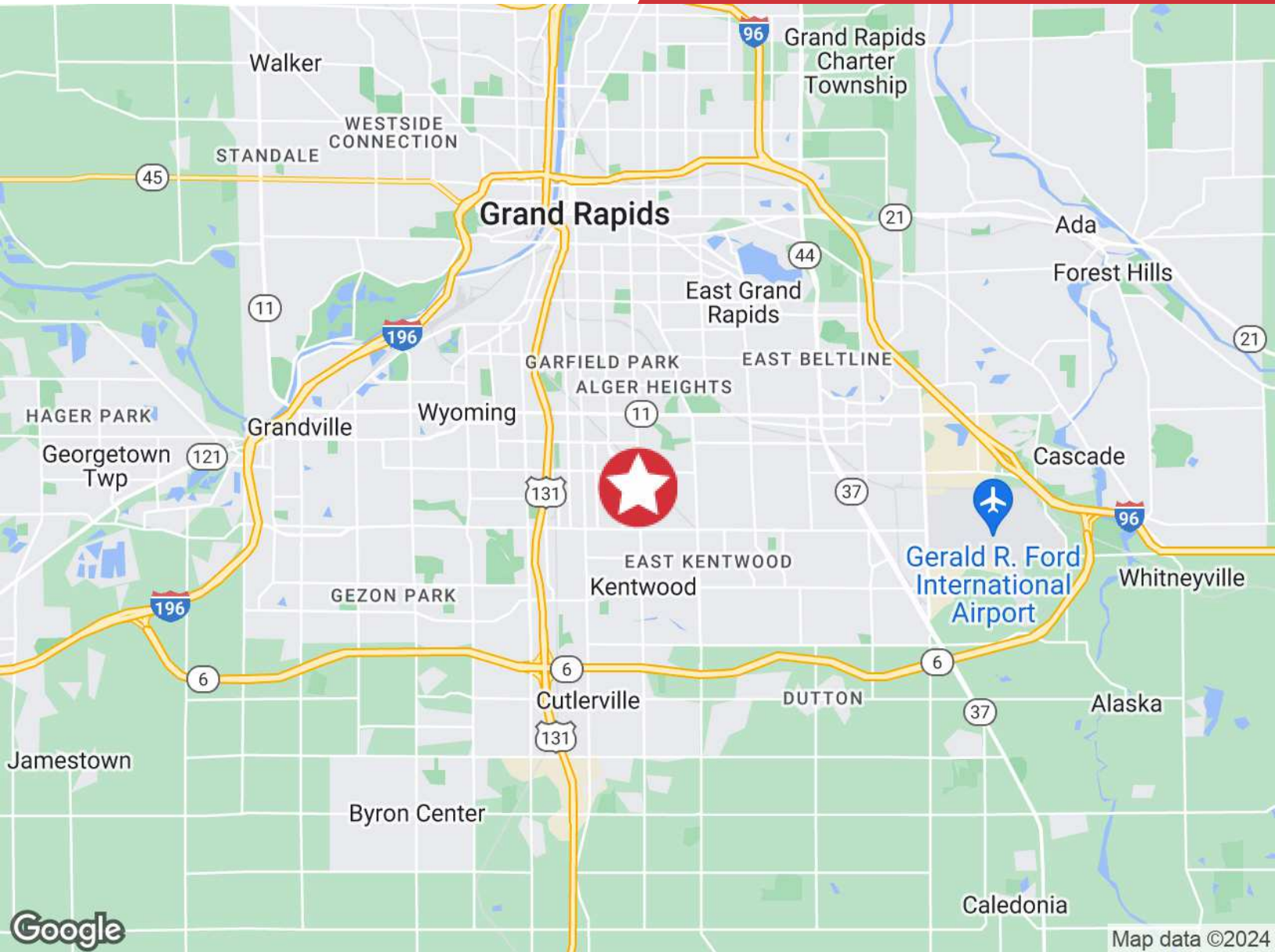
November 15, 2023





Location Map

3801 Eastern Ave SE
Wyoming, Michigan 49548

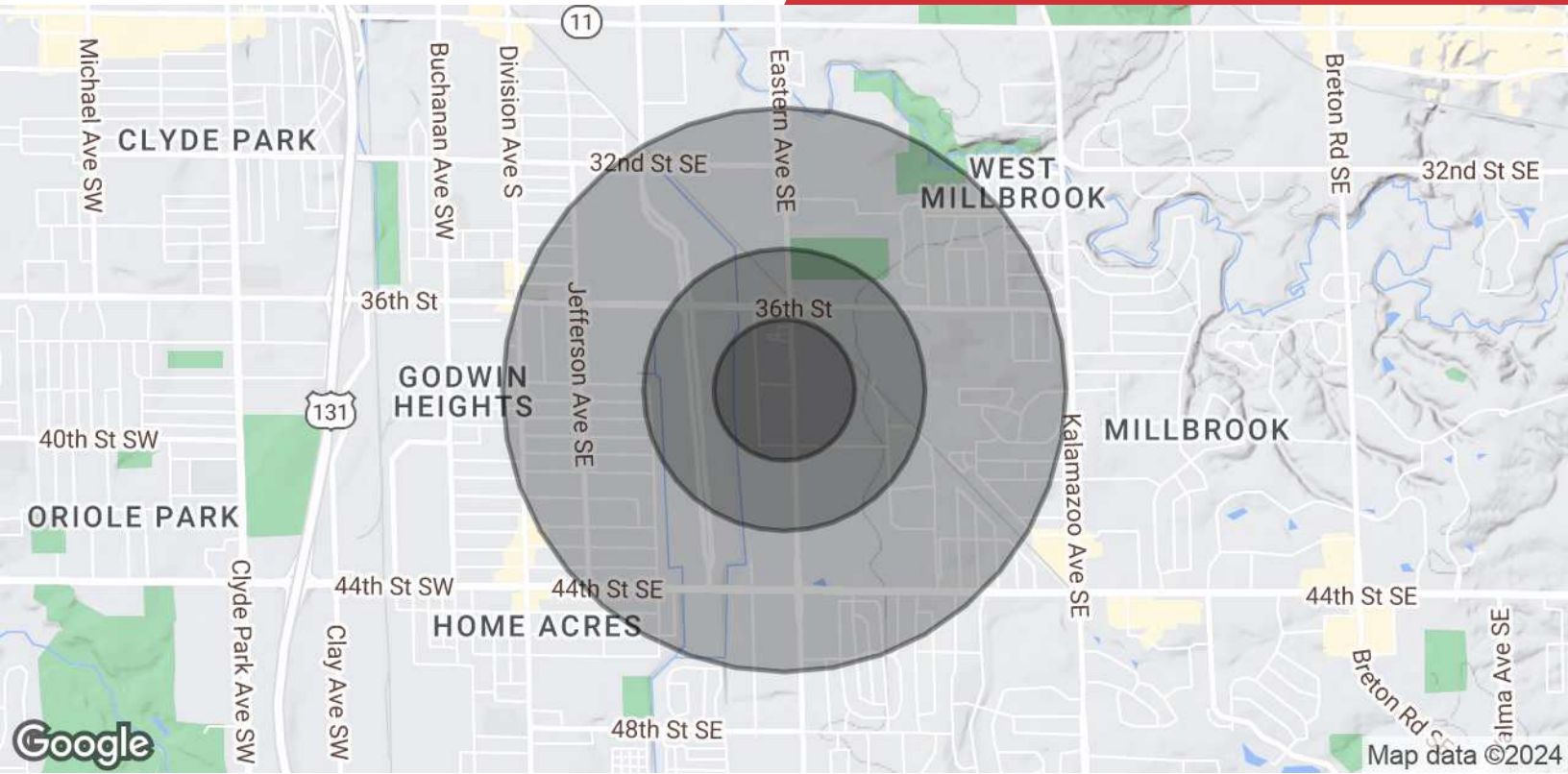


Proximity

US-131	1.90 Miles
I-196	7.22 Miles
I-96	6.92 Miles
M-6	5.25 Miles
Gerald R. Ford International Airport	6.59 Miles

Demographics Map & Report

3801 Eastern Ave SE
Wyoming, Michigan 49548



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	430	1,942	8,932
Average Age	34.3	33.6	34.1
Average Age (Male)	30.6	31.5	33.2
Average Age (Female)	35.1	34.6	34.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	162	734	3,428
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$48,338	\$50,898	\$52,687
Average House Value	\$108,842	\$113,309	\$118,499

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.