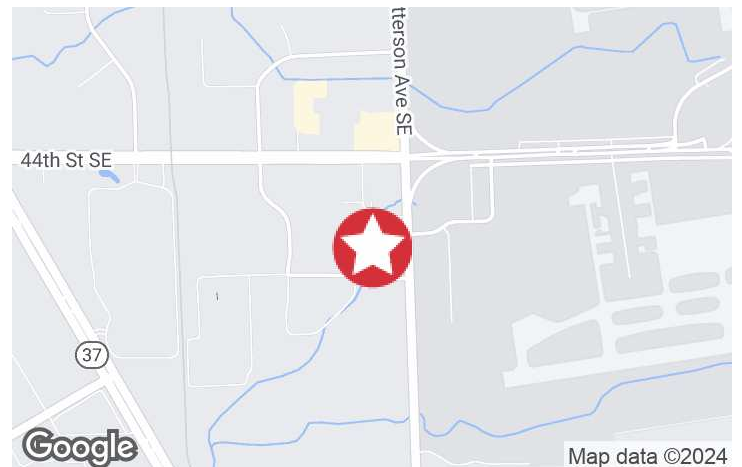




4517 Patterson Ave SE  
Kentwood, Michigan 49512

### Property Highlights

- Rare opportunity for a small lot on the Southeast side of Grand Rapids
- Excellent access to Patterson Ave SE and the entire Southeast Grand Rapids corridor
- Rare find for a small building user requirement



For More Information

**Stuart J. Kingma, SIOR**

O: 616 581 5000  
skingma@naiwwm.com

**Mary Anne Wisinski-Rosely, SIOR, CCIM**

O: 616 575 7047  
mawr@naiwwm.com

# Property / Sale Overview

4517 Patterson Ave SE  
Kentwood, Michigan 49512

## Property Overview

-

## Property Information

<b>Location:</b>	I-96 to 28th Street SE exit, West on 28th Street to Patterson Ave, South on Patterson Ave to the property on the West side of the road.
<b>Acreage:</b>	0.937 Acres
<b>Zoning:</b>	I-1
<b>Topography:</b>	Level
<b>Frontage:</b>	-'
<b>Possession</b>	At close

## Utilities

<b>Electric:</b>	Available To Site
<b>Telephone:</b>	Available To Site
<b>Natural Gas:</b>	Available To Site
<b>Sanitary Sewer:</b>	Available To Site
<b>Storm Sewer:</b>	Available To Site
<b>Water:</b>	Available To Site - Easement Required

## Sale Information

<b>Price:</b>	\$99,900.00
<b>Per SF:</b>	\$2.45
<b>Lot Dimensions:</b>	150.00' x 272.00'
<b>PPN:</b>	41-18-25-227-024
<b>SEV (2024):</b>	\$32,800.00
<b>Taxable Value (2024):</b>	\$28,885.00
<b>Winter Taxes (2023):</b>	\$445.32
<b>Summer Taxes (2023):</b>	\$1,260.92
<b>Total Taxes (2023):</b>	\$1,706.24
<b>Terms:</b>	Cash

## Legal Description

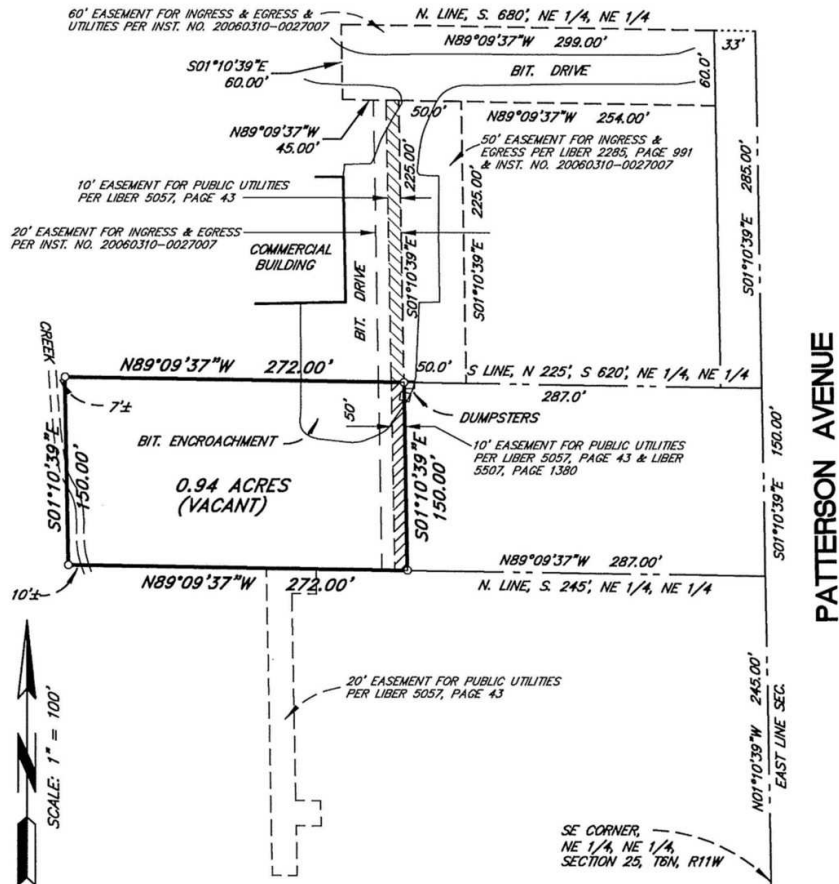
N 150 FT OF S 395 FT OF W 272 OF E 559 OF NE 1/4  
NE 1/4 \* SEC 25 T6N R11W 0.94 A.

Project No. 221369  
Date: November 22, 2022  
For: Keenan, Dave  
Deborah L Keenan, Trustee  
5121 Woodmont Dr  
Portage, MI 49002


RE: Estate of Paul Gordon Scripps  
Prop. Address: 4517 Patterson Ave  
Revised: December 15, 2022  
(remove title note)

**LEGAL DESCRIPTION FROM FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 975524:**

The North 150 feet of the South 395 feet of the West 272 feet of the East 559 feet of the Northeast 1/4 of the Northeast 1/4, Section 25, T6N, R11W, City of Kentwood, Kent County, Michigan.



I hereby certify that the buildings and Improvements are located entirely thereon and that said buildings and Improvements are within the property lines and that there are no existing encroachments upon the lands and property described unless otherwise shown hereon.

<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>○ - IRON STAKE - SET</li> <li>● - IRON FOUND</li> <li>□ - WOOD STAKE</li> <li>R - RECORDED DIMENSION</li> <li>D - DEED DIMENSION</li> <li>P - PLATTED DIMENSION</li> <li>M - MEASURED DIMENSION</li> <li>⊕ - CENTERLINE</li> <li>xx - FENCE LINE</li> </ul>	<p><b>Roosien &amp; Associates</b> SURVEYING AND ENGINEERING</p> <p>5055 PLAINFIELD AVENUE, NE GRAND RAPIDS, MICHIGAN 49525 TELE. (616) 361-7220</p>	<p>STATE OF MICHIGAN KEVIN JAY ROOSIEN LICENSE NO. 4001031604 LICENSED PROFESSIONAL SURVEYOR</p>	<p>BY </p>
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# Parcel

4517 Patterson Ave SE  
Kentwood, Michigan 49512

4517 Patterson Ave SE - PP # 41-18-25-227-024

January 11, 2023



## Zoning Map City of Kentwood Kent County, Michigan 4900 Breton Ave. SE, P.O. Box 8848 Kentwood, Michigan 49518-8848 (616) 698-9610



### Telephone Directory

Mayor.....	554-0770
Assessor.....	554-0723
Clerk.....	554-0730
Engineer.....	554-0740
Public Works.....	554-0817
Library.....	647-3910
Planning.....	554-0707
Recreation.....	656-5270
Treasurer.....	554-0764
District Court.....	554-0811
Fire Department.....	554-0800
Police Chief.....	698-6580
Silent Observer.....	774-2345
Emergencies.....	9-1-1

City Website  
www.kentwood.us

Mission Statement:  
The City of Kentwood strives to support a high quality of life by being fiscally responsible, transparent, and welcoming to all residents and businesses.

Chair, Planning Commission     Date  
Last Update: 01/31/2022



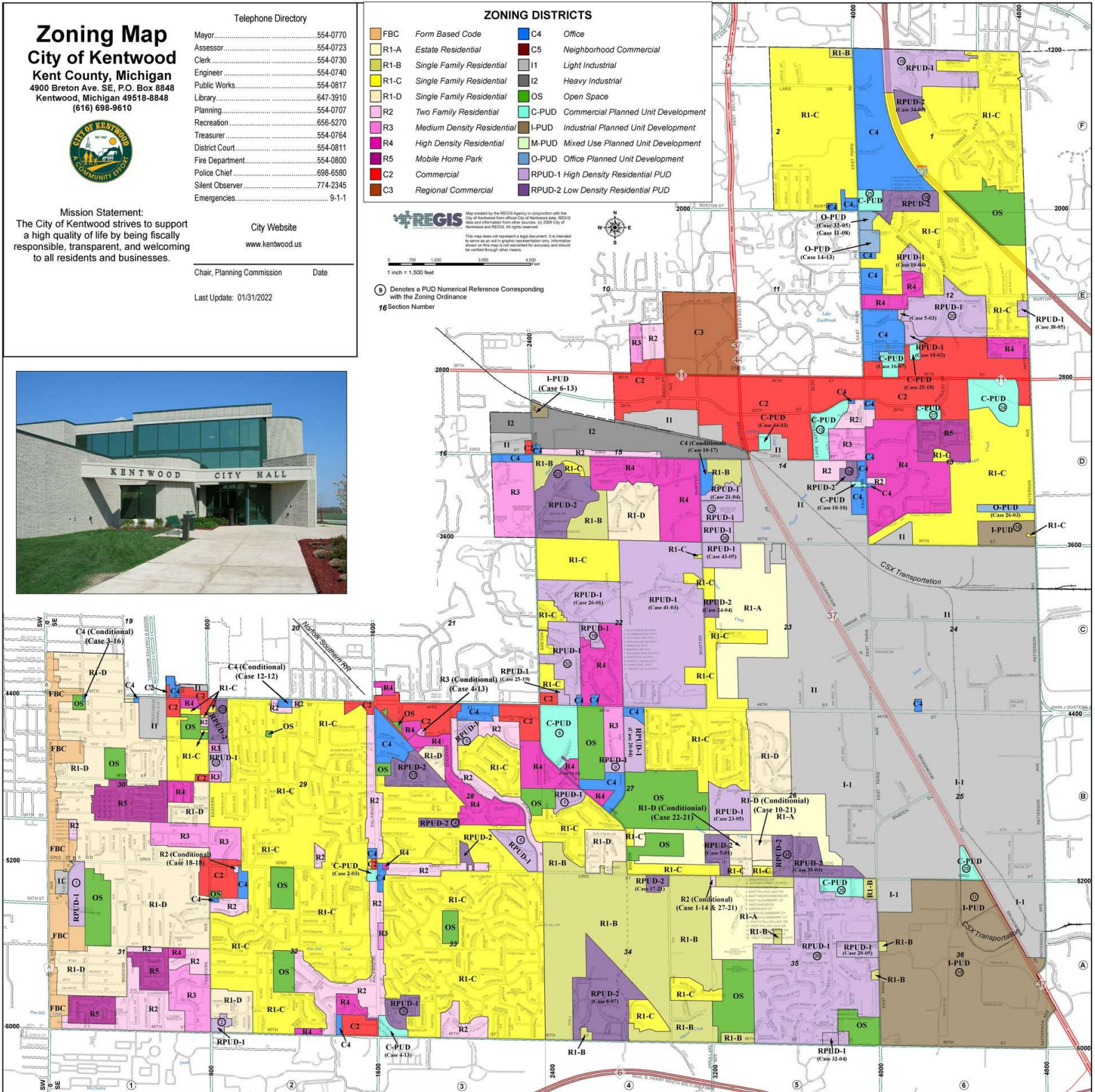
### ZONING DISTRICTS

FBC	Form Based Code	C4	Office
R1-A	Estate Residential	C5	Neighborhood Commercial
R1-B	Single Family Residential	I1	Light Industrial
R1-C	Single Family Residential	I2	Heavy Industrial
R1-D	Single Family Residential	OS	Open Space
R2	Two Family Residential	C-PUD	Commercial Planned Unit Development
R3	Medium Density Residential	I-PUD	Industrial Planned Unit Development
R4	High Density Residential	M-PUD	Mixed Use Planned Unit Development
R5	Mobile Home Park	O-PUD	Office Planned Unit Development
C2	Commercial	RPUD-1	High Density Residential PUD
C3	Regional Commercial	RPUD-2	Low Density Residential PUD



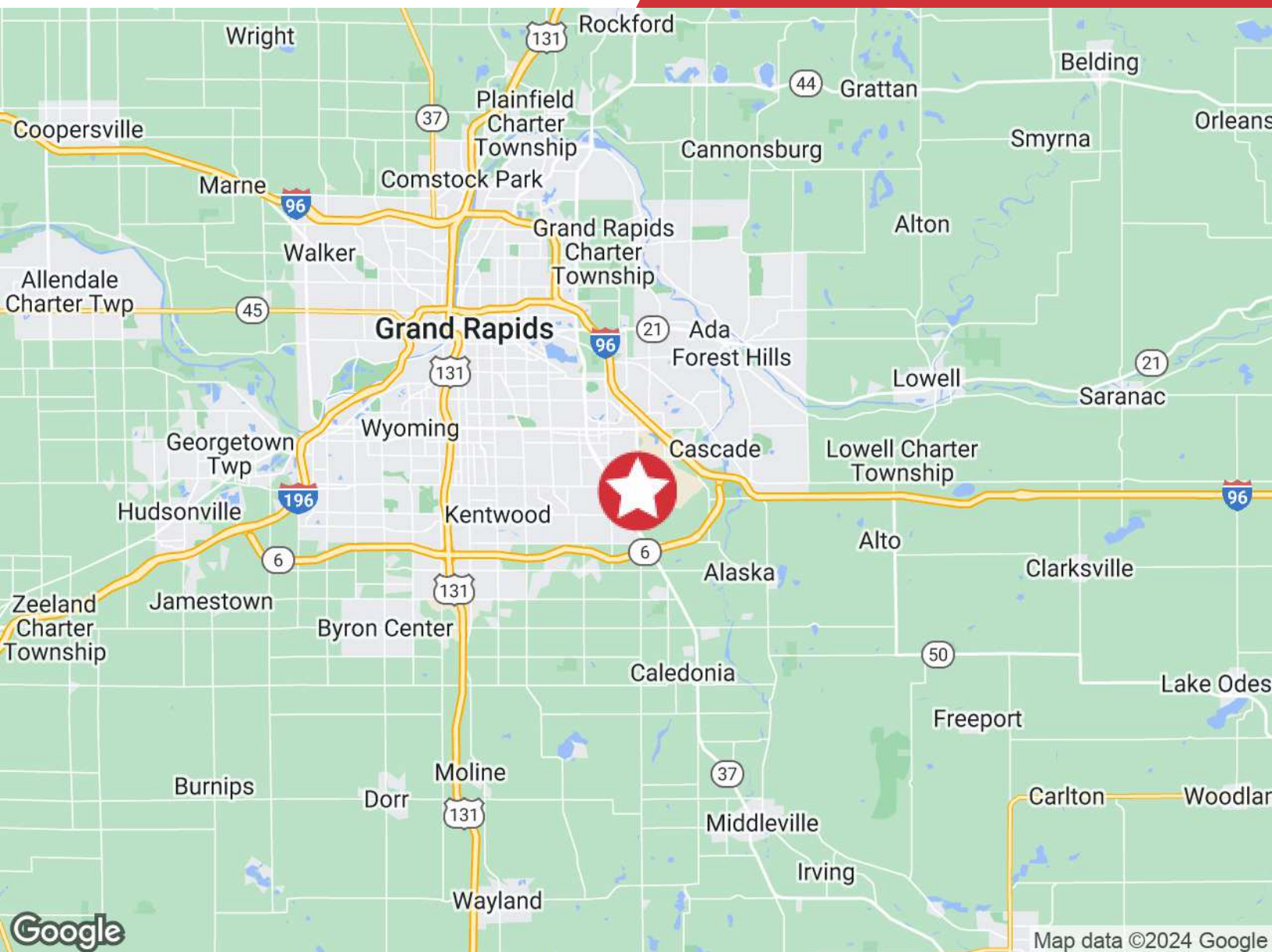
Map created by the REGIS Agency in conjunction with the City of Kentwood from official City of Kentwood data. REGIS data and information from other sources. © 2008 City of Kentwood and REGIS. All rights reserved.  
This map does not represent a legal document. It is intended to serve as an aid in geographic representation only. Information shown on this map is not warranted for accuracy and should be verified through other means.

9 Denotes a PUD Numerical Reference Corresponding with the Zoning Ordinance  
16 Section Number



# Location Map

4517 Patterson Ave SE  
Kentwood, Michigan 49512

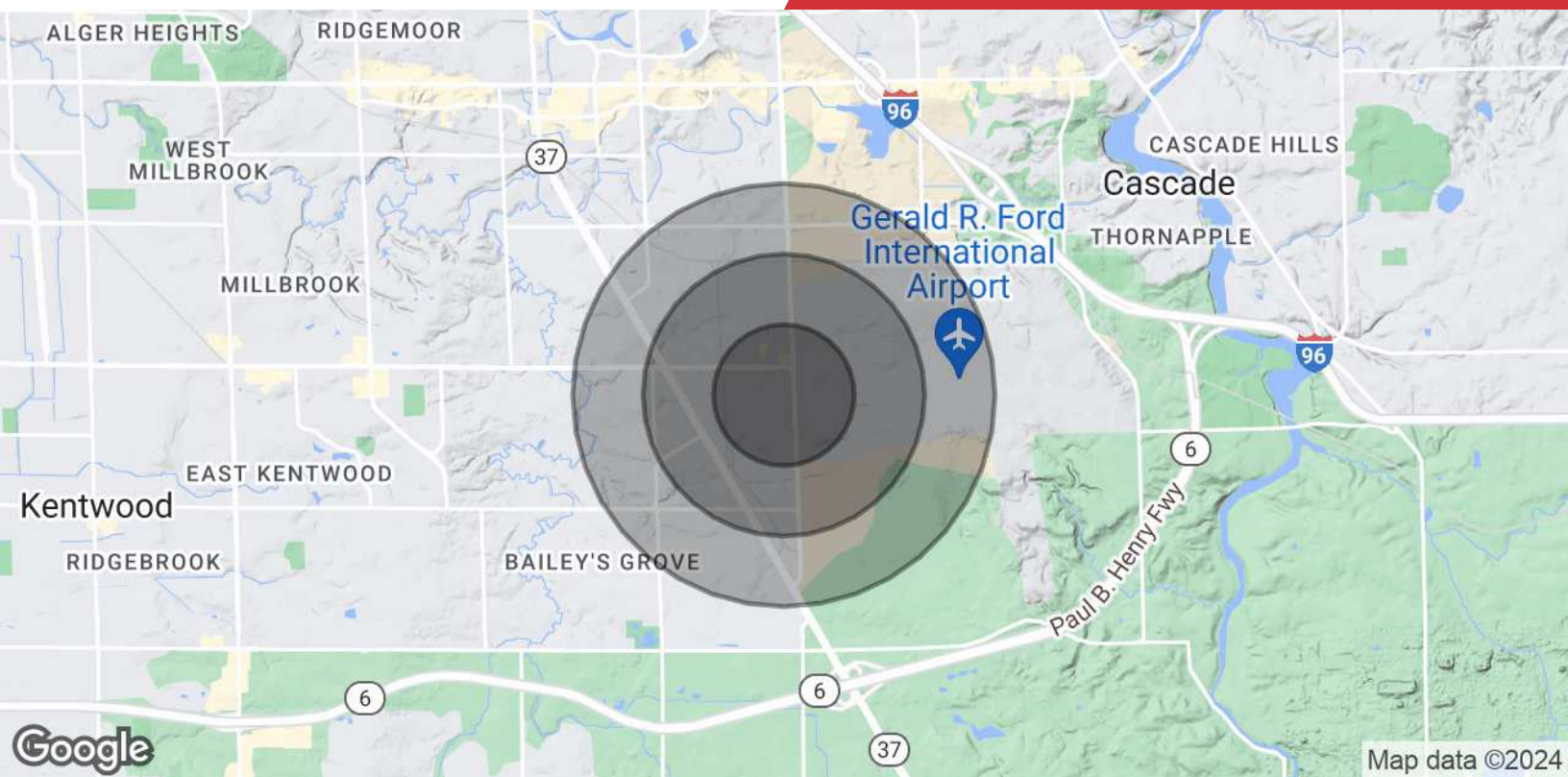


## Proximity

I-96	2.74 Miles
US-131	6.96 Miles
I-196	8.96 Miles
M-6	2.14 Miles
Gerald R Ford International Airport	1.06 Miles

# Demographics Map & Report

4517 Patterson Ave SE  
Kentwood, Michigan 49512



POPULATION	0.5 MILES	1 MILE	1.5 MILES
<b>Total Population</b>	615	2,121	5,662
<b>Average Age</b>	30.2	32.4	35.7
<b>Average Age (Male)</b>	28.5	29.4	31.9
<b>Average Age (Female)</b>	31.5	34.8	38.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
<b>Total Households</b>	182	677	2,199
<b># of Persons per HH</b>	3.4	3.1	2.6
<b>Average HH Income</b>	\$109,706	\$106,177	\$95,840
<b>Average House Value</b>	\$199,403	\$195,531	\$196,828

\* 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.