

CITY CENTER

FOR SALE

56 N. Division Avenue
Grand Rapids, MI 49503

AVAILABILITY

- 168,000 SF

SALE TERMS

- \$10,500,000 cash to seller

BUILDING AMENITIES

- 7 FLOORS
- 24,000 SF/FLR
- RESTROOMS ON EACH FLR
- 3 PASSENGER ELEVATORS
- 1 FRIEGHT ELEVATOR
- ROOF & BASEMENT ACCESS
- TALL CEILINGS ON ALL FLRS
- CENTRAL LOCATION

CONTACT US

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FOR SALE - CITY CENTER

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VACANT LANDMARK BUILDING IN HEART OF GRAND RAPIDS

This landmark building, built in 1912 and formerly occupied by Keeler Brass Co., is located in the heart of Downtown Grand Rapids on the corner of Division and Fountain. This building holds immense investment potential featuring 7 stories, each approximately 24,000 SF. Space could be used for office, retail, hospitality, apartments, condos or mixed-use development. The property has 10-12 parking spaces off an alley behind the building, with a basement level that could be developed into additional parking. Alternatively, the existing Ellis lot immediately adjacent to the building can be developed into a parking ramp.



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CONSTRUCTION | REAL ESTATE | PROPERTY MANAGEMENT

4380 Brockton Drive Southeast, Suite 1, Grand Rapids, Michigan 49512
Phone: 616.698.5000 | Web: FirstCompanies.com



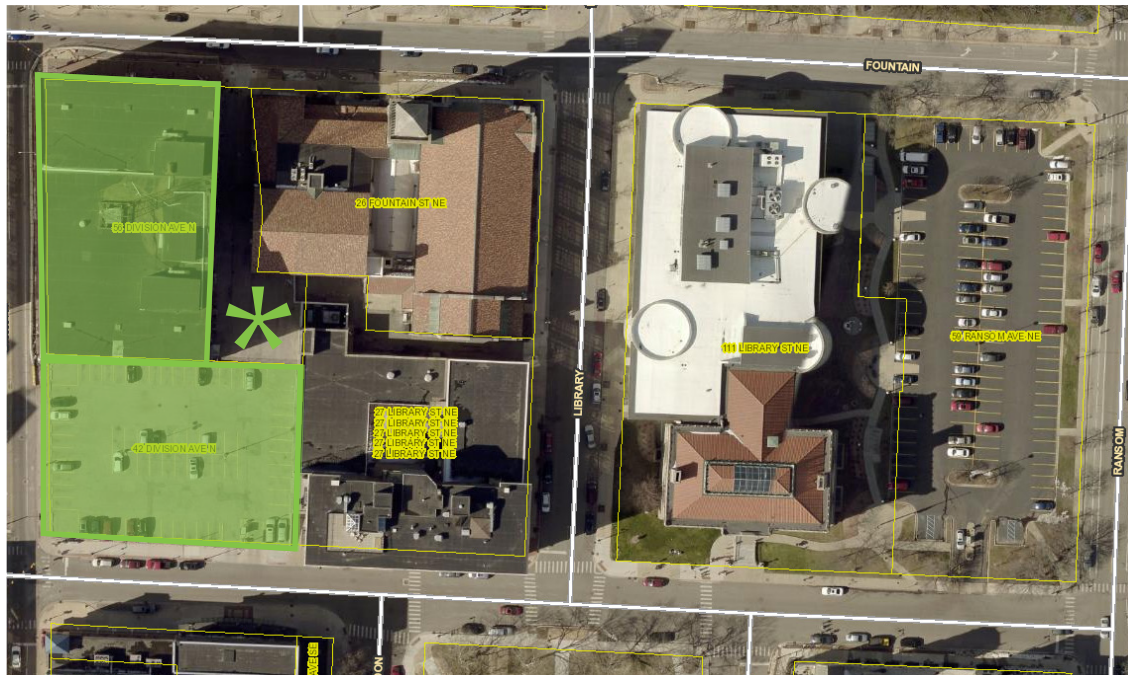
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SATELLITE VIEW



PARKING LOT OPTIONS



* CURRENT AVAILABLE PARKING (HOLDS 10 - 12 VEHICLES)

1. DEVELOP BASEMENT OF 56 DIVISION INTO PARKING
2. BUILD PARKING RAMP ON EXISTING ELLIS PARKING LOT

CONTACT US

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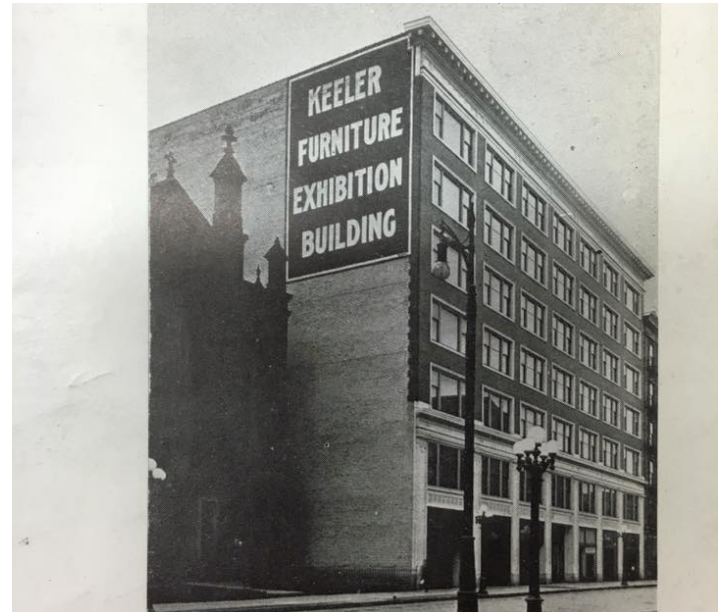


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KEELER BUILDING - 1912



EXTERIOR RENDERING



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CURRENT SPACE



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FIRST FLOOR LAYOUT OPTIONS



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SECOND FLOOR LAYOUT OPTION



TYPICAL LAYOUT OPTION



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