

400 S State St & 399 S Union St

400 S State St, Sparta, MI 49345



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Listing ID:	30714710
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Free-Standing Building, Retail-Pad
Gross Land Area:	3.64 Acres
Sale Price:	\$1,500,000
Unit Price:	\$93.20 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Grand Rapids-Kentwood
County:	Kent
Ceiling:	9 ft.
Tax ID/APN:	41-05-23-153-015
Zoning:	AG-1
Property Use Type:	Investment, Vacant/Owner-User, Business
Gross Building Area:	16,095 SF
Building/Unit Size (RSF):	16,095 SF
Tenancy:	Multiple Tenants
Year Built:	1950
Construction/Siding:	Wood Frame
Parking Type:	Surface



Overview/Comments

First time on the market in Sparta, MI. Great opportunity for an income producing property, live/work opportunity, redevelopment opportunity and business opportunity! The retail portion on State Street includes a long-standing ice cream shop, with home attached to the retail. The home currently rents at \$1325 per month for the entire home. Price factors real estate and business value. Sparta Tasty Treat has been a long-standing staple for over 20+ years. The residential portion is a 15 unit Apartment complex with long-standing tenants, with average rents at \$452.00 per unit. Rents well below market; each unit pays for their own utilities except for trash and snow. For more information, please reach out to Joe Rizqallah. Please DO NOT APPROACH EMPLOYEES OR RESIDENTIAL TENANTS. ALL SHOWINGS MUST BE THROUGH JOE RIZQALLAH. Properties could be split: 400 S State can be sold for \$700,000.00. 399 S Union can be sold for \$800,000.00 separately.

More Information Online

<https://signatureassociates.catylist.com//listing/30714710>

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Property Contacts



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