

FOR SALE OR LEASE

**1185 3rd Street
Muskegon, Michigan**



Downtown Retail/Industrial Opportunity

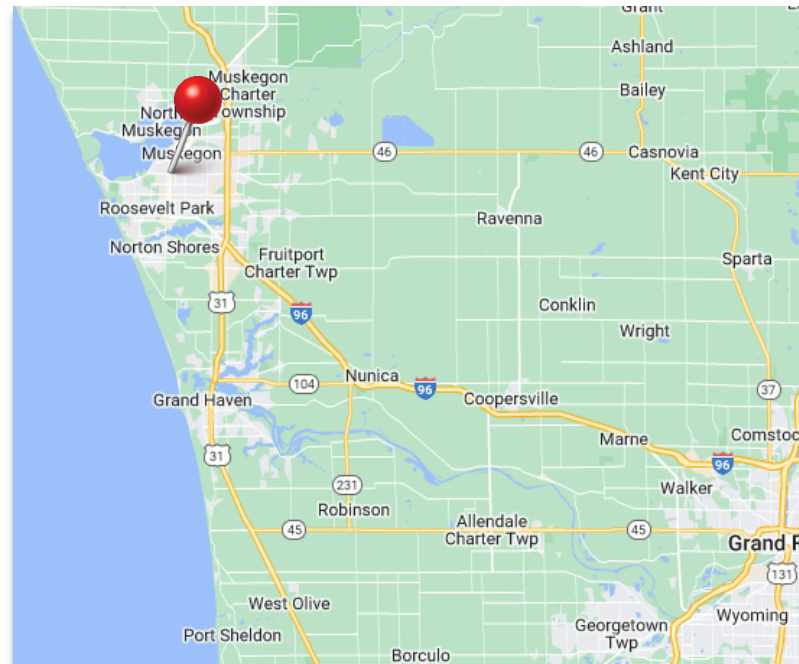


19,665 SF Industrial/Retail Building for Sale

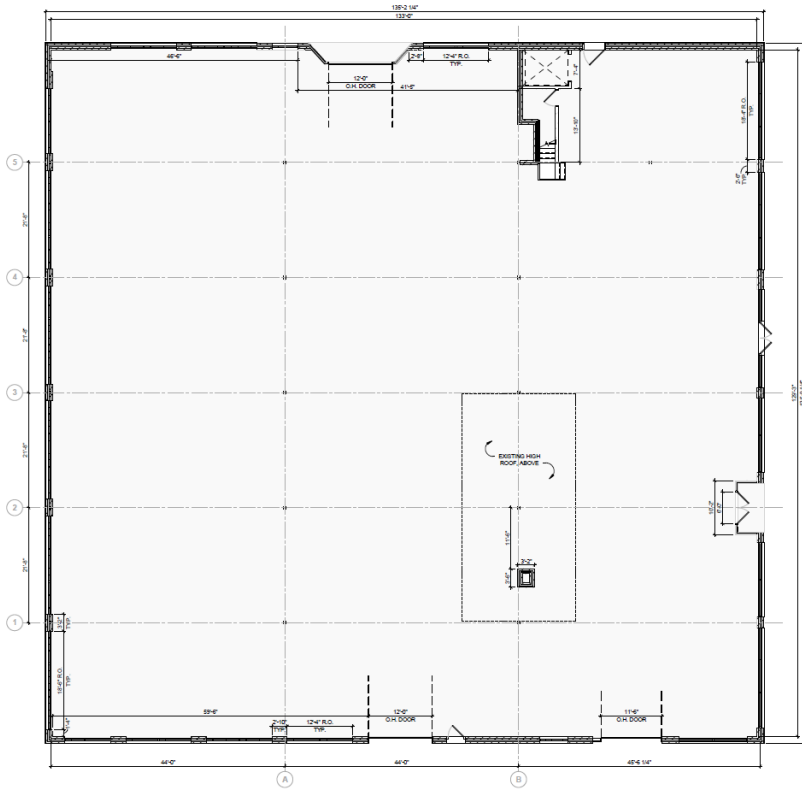
- Large floorplate
- 17,665 SF main floor
- ~2,000 SF mezzanine
- Includes building and two parcels across street for parking
 - 1201 3rd ST (0.17 acres) (PUD)
 - 1207 3rd ST (0.17 acres) (R-1)
- Owner has spent considerable money to clean/refurbish property

Contact

Jason Webb SIOR, CCIM
Senior Director
+1 616 238 1044
jason.m.webb@cushwake.com

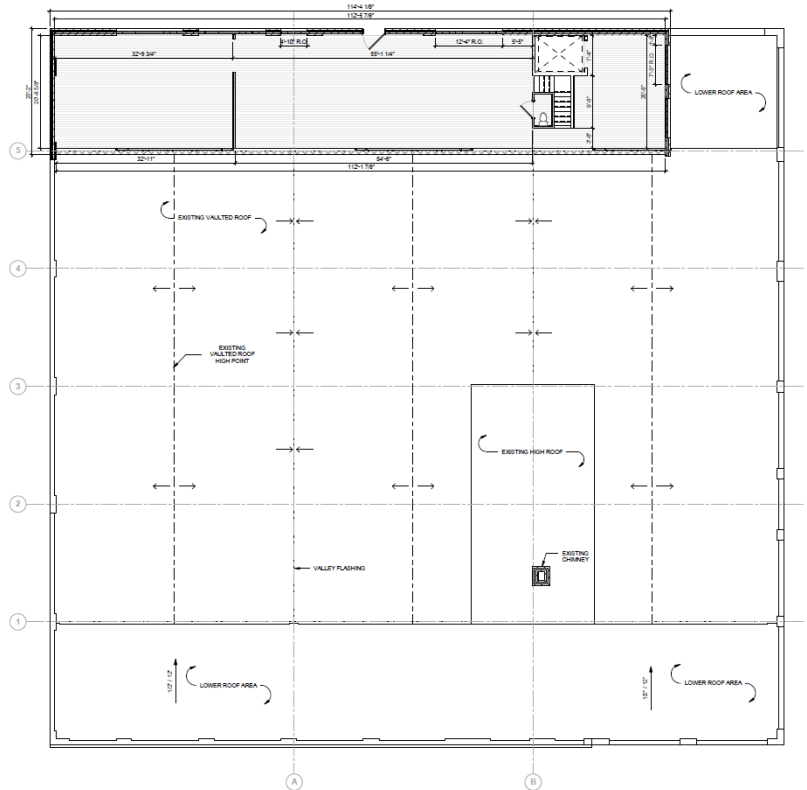


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Main Level
17,665 SF

Upper Level
2,000 SF



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General Information

Address	1185 3 rd Street Muskegon, MI 49441
Total Building Area	19,665 SF
Office Area	2,000 SF
Industrial Area	17,665 SF
Divisible To	4,000
Primary Use	Warehouse/Retail
Property Class	C
Year Built/Ren	1930/2022
Construction Type	Masonry
Stories	1+Mezz
Roof	EPDM
Mezzanine	Yes

Building Amenities

Ceiling Clearance	14'
Bay Size / Column Spacing	44'
Docks/Wells	None
Dock Equipment	None
Grade Doors	2+1 (10' x 12')
Industrial Area HVAC	Heat
Industrial Area Lighting	
Floor Thickness	
Floor Drains	Yes
Fire Suppression	None
Cranes	1
Electric	Yes
Air Lines	None
Lunch/Break Room	None
Rail Served	No
Building Expandable	No

Site Details

Total Acreage	0.76 acres
Zoning	PUD
Parcel ID	61-24-205-379-0011-00 61-24-205-386-0001-00 61-24-205-386-0002-00
Auto Parking	Yes
Trailer Parking	None
Outside Storage	Potentially
Site Fencing	None
Major Crossroads	3 rd Street and Merrill Avenue

Pricing

Rental Rate	\$4.00
Lease Type	NNN
Desired Term	60 months
Est. Opex	
Taxes	
Insurance	
CAM	
Sale Price	\$441,625



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