

Now Available for **SALE OR LEASE** from



Retail/Commercial Building

7215 S. WESTNEDGE AVENUE, PORTAGE, MI

- ◆ Located on S. Westnedge between Garden & Romence
- ◆ 3,072 Square Feet of Commercial or Retail Space Main Floor
with 3,072 Square Feet of Garden Level Space!
- ◆ 124' x 198' lot on Westnedge Ave (.56 Acres)
- ◆ Prominent Neighbors include; Sam's Club, Monelli's Italian Grill, Culver's

For more information about this property visit:

www.midwestrealty.com

or contact:

Rick DeKam, CCIM

Phone: 269.323.0717
Mobile: 269.207.5430
Email: rick@midwestrealty.com

2314 Helen Avenue
Portage, MI 49002

For Lease **\$10 PSF/NNN**

or

For Sale **\$650,000**

The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective buyers should complete their own due diligence and should not rely on seller-provided materials or representations.



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SALIENT FACTS

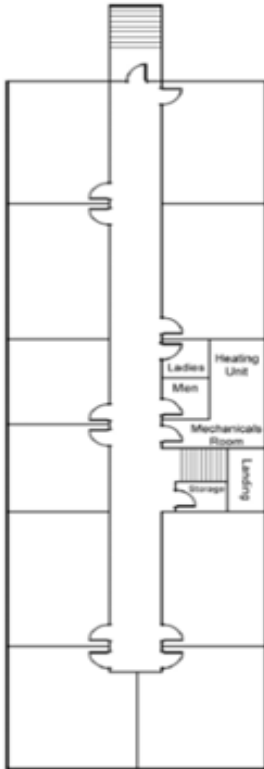
PROPERTY DESCRIPTION	Prime retail space available for purchase or lease in the city of Portage within Kalamazoo County. Built in 1976 with 6,144 SF of space on two levels, this property has potential to be used as-is or owner is willing to modify or renovate.
AREA INFORMATION	Set in an excellent retail location is surrounded by prominent neighbors including; Sam's Club, Monelli's Italian Grill, Culver's and Texas Roadhouse. Located on South Westnedge in Portage, this retail space has fantastic exposure with over half an acre (124' x 198') on Kalamazoo Counties busiest road.
PURCHASE OR LEASE PRICE	\$650,000 \$10/PSF NNN
SIZE	Total Building: 6,144 SF 3,072 SF Lower Level Garden Floor 3,072 SF Main Entrance Floor
DEPOSIT	Equivalent to one month's rent.
UTILITIES	Municipal water and sewer are connected. Central Air, forced air gas heat.
ZONING	City of Portage: B-3; General Business
TAXES	\$11,778 / 2017
SIGNAGE	Tenant is permitted to install a logo sign (back-lit individual can letters) above their suite and is provided a single position on both sides of the main road sign.
LISTING AGENT	Contact Midwest Realty Group for more details on this property. Agent: Rick DeKam, CCIM Phone: (269) 323-0717 Mobile: (269) 207-5430 Email: Rick@midwestrealty.com

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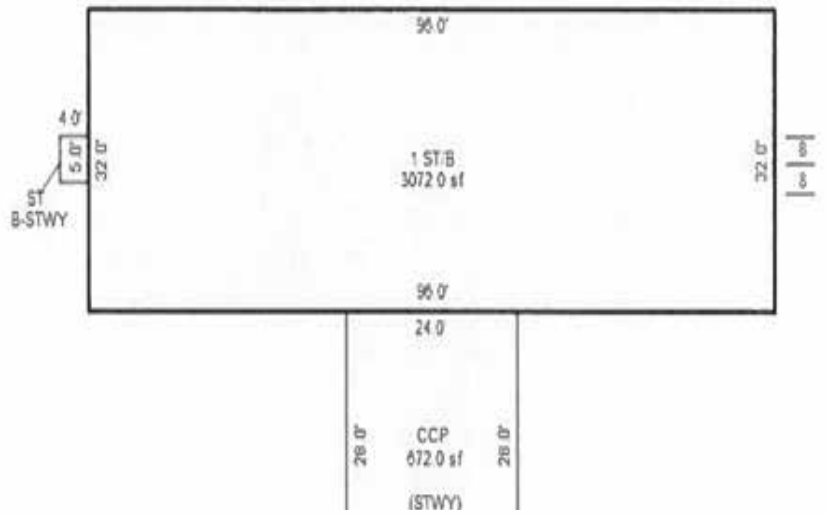


EXISTING FLOOR PLANS

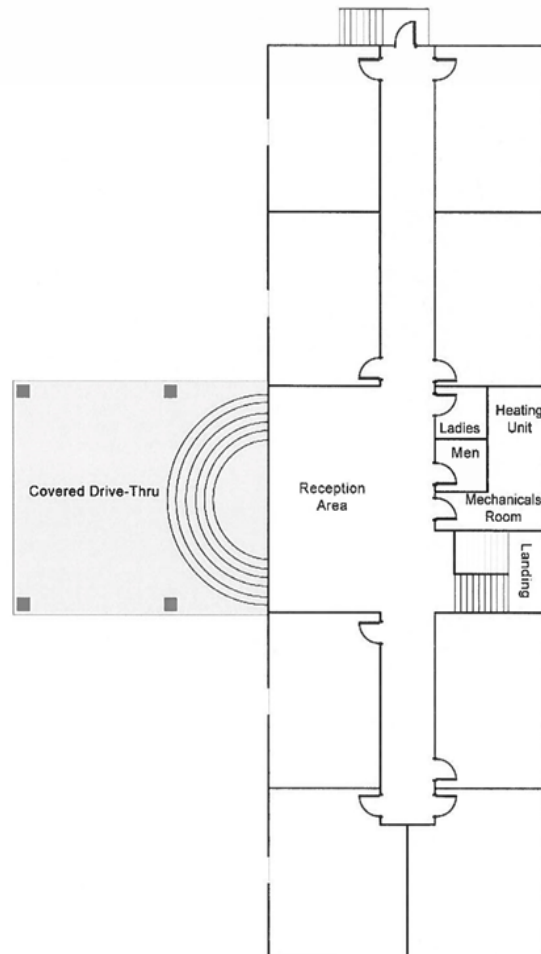
Lower



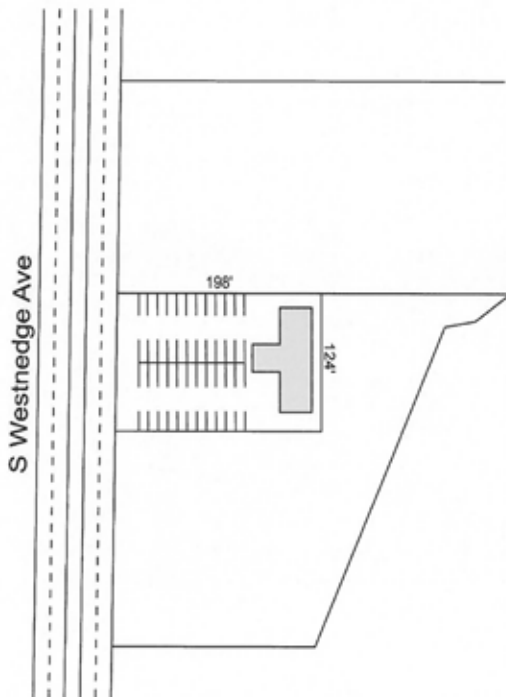
Main Entrance Floor



Main Entrance Floor



Main Entrance Floor



Lot Dimensions

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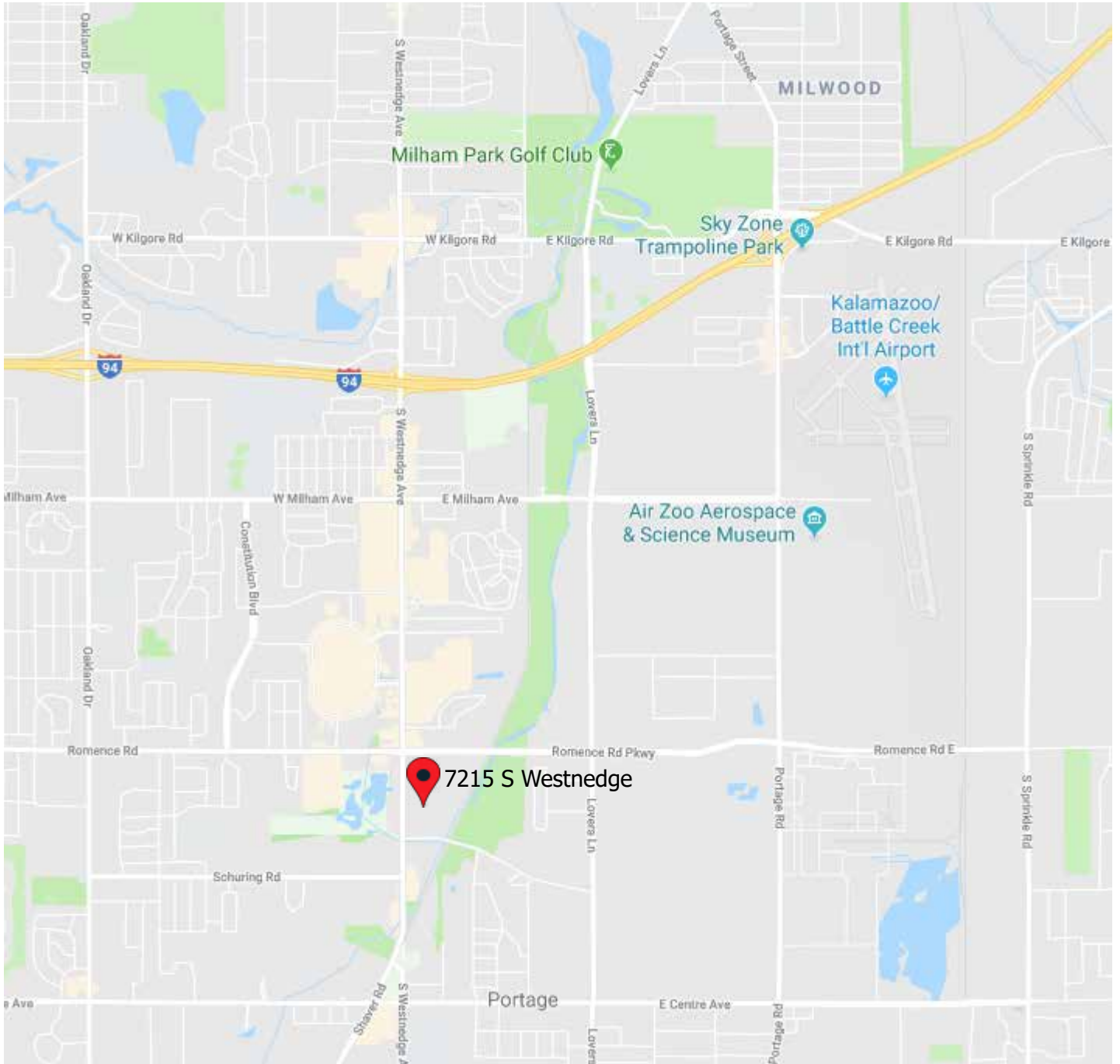
AREA MAP & AERIAL PHOTOGRAPH



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REGIONAL MAP



Now Available for **SALE OR LEASE** from



EXPANDED REGIONAL MAP

