

5,705 SF Industrial Condo Available

INDUSTRIAL SPACE For Sale or Lease

TOM POSTMA
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**12764 Greenly Street
Holland, MI 49424**

Three Industrial condo for sale on the Northside of Holland. Excellent exposure to US-31. Available in the Summer of 2018.



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12764 Greenly Street, Holland

BUILDING AMENITIES

- › Three very clean condo's
- › Close proximity to US-31
- › Access to truck dock
- › Air-conditioned in office area
- › One overhead door, per condo
- › 16' ceiling height
- › Ample parking
- › Zoned I-2
- › Available Summer 2018
- › Possible lease to purchase option
- › Built in 1992
- › Condo dues per unit are approximately

SALE & LEASE INFORMATION

SUITE	SF	SALE PRICE	LEASE RATE (PSF)	LEASE RATE/MONTH	TAXES (2017)
2	LEASE PENDING	LEASE PENDING	LEASE PENDING	LEASE PENDING	LEASE PENDING
3	5,705	\$349,000	\$4.95	\$2,353.32 + NNN	\$5,378.98
4	SALE PENDING	SALE PENDING	SALE PENDING	SALE PENDING	SALE PENDING

Taxing Authority: Holland Township

AERIAL PHOTO

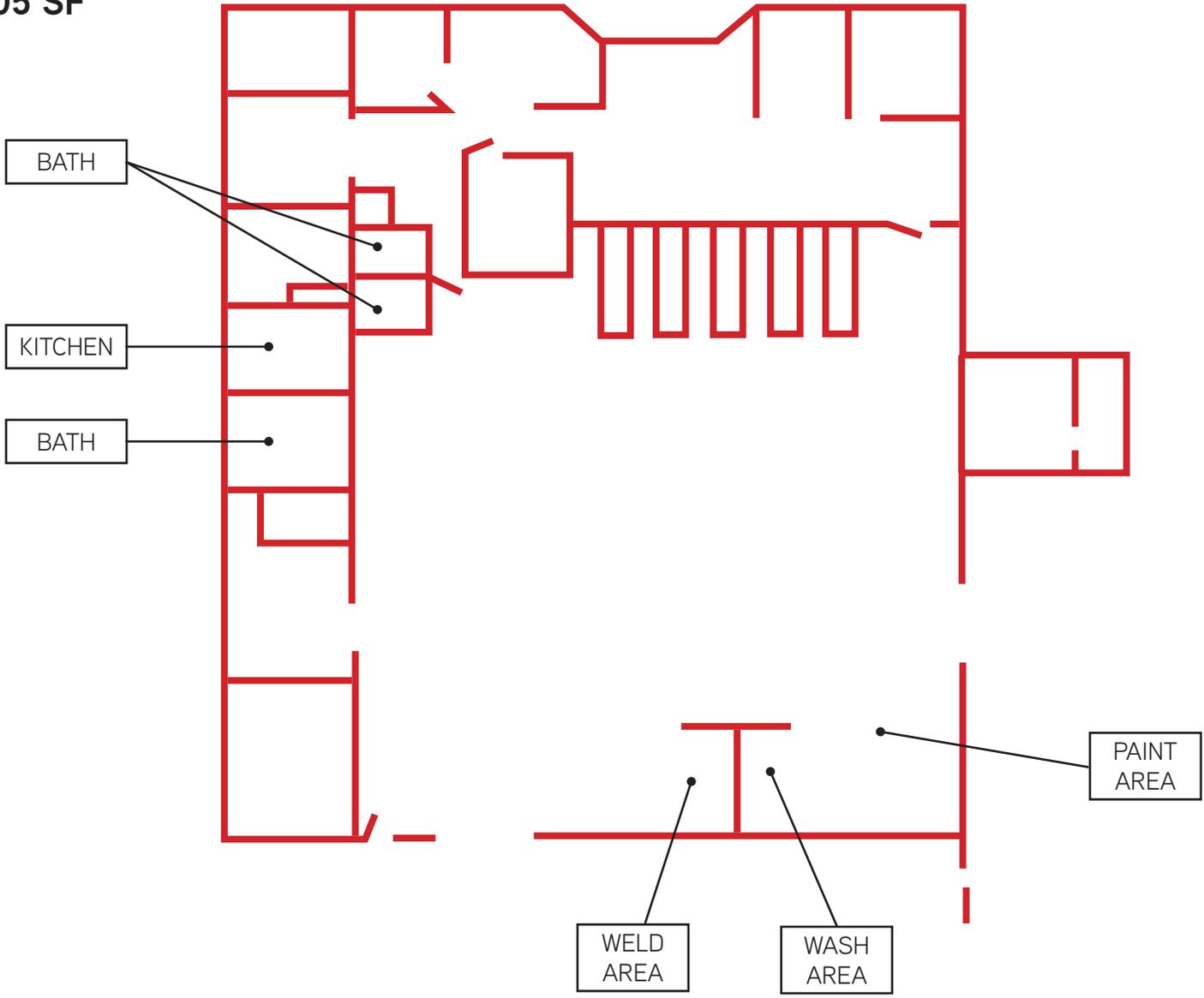




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DRAWINGS

SUITE 3
5,705 SF



CONTACT US

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Greenly Center Condominium Association
Profit & Loss
 January - August 2017

Ordinary Income/Expense	
Income	
Association Fees	10,800.00
Total Income	10,800.00
Expense	
Bank Fees	15.00
Facilities and Equipment	
Repairs & Maintenance	
Sprinkler Maintenance	267.69
Repairs & Maintenance - Other	50.00
Total Repairs & Maintenance	317.69
Total Facilities and Equipment	317.69
Insurance	3,623.00
Landscape Maintenance	
Mowing	336.00
Snow Removal	780.00
Spring & Fall Clean-up	467.00
Landscape Maintenance - Other	3,683.32
Total Landscape Maintenance	5,266.32
Utilities	
Fire Line	255.90
Sprinkler Water Line	720.61
Total Utilities	976.51
Total Expense	10,198.52
Net Ordinary Income	601.48
Other Income/Expense	
Other Income	
Interest on Checking	1.97
Total Other Income	1.97
Net Other Income	1.97
Net Income	603.45

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