

## 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

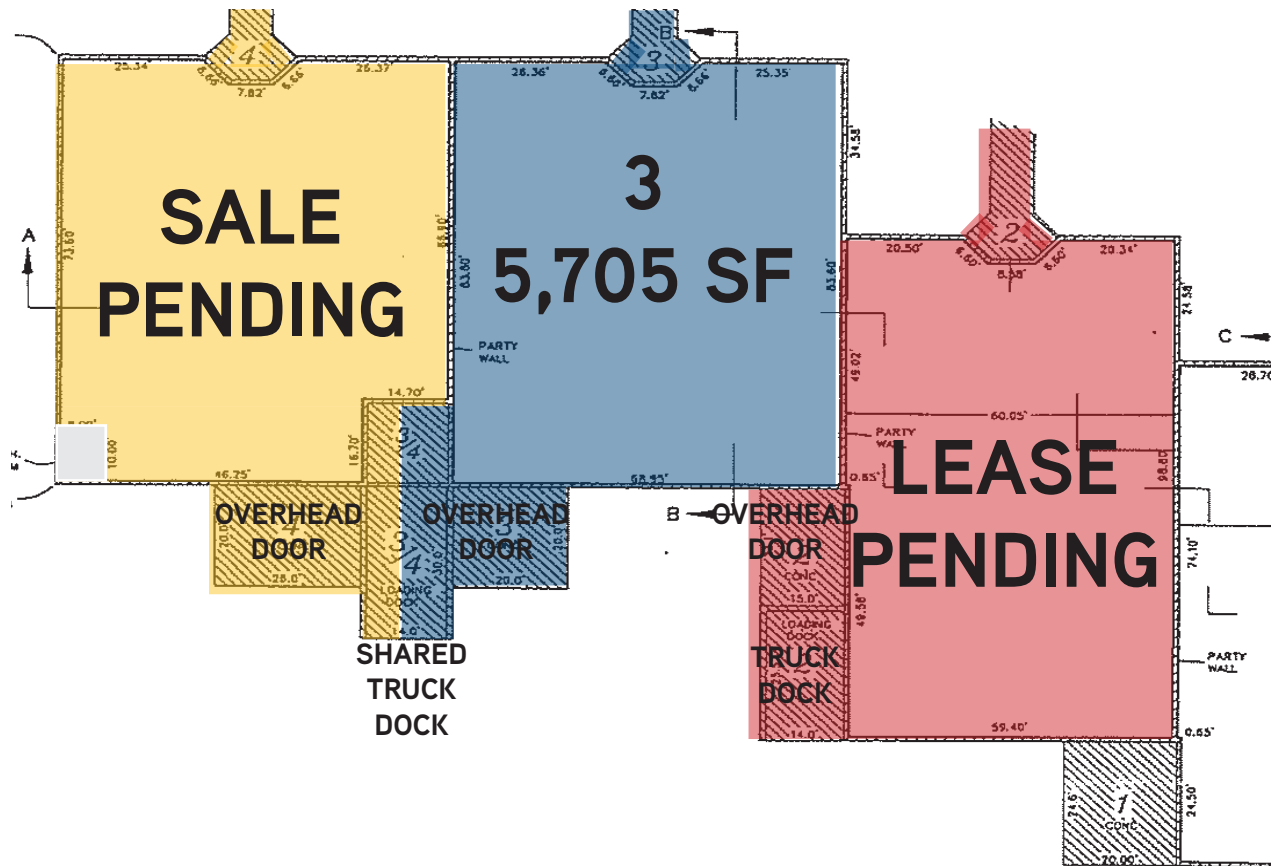
Taxing Authority: Holland Township

## AERIAL PHOTO





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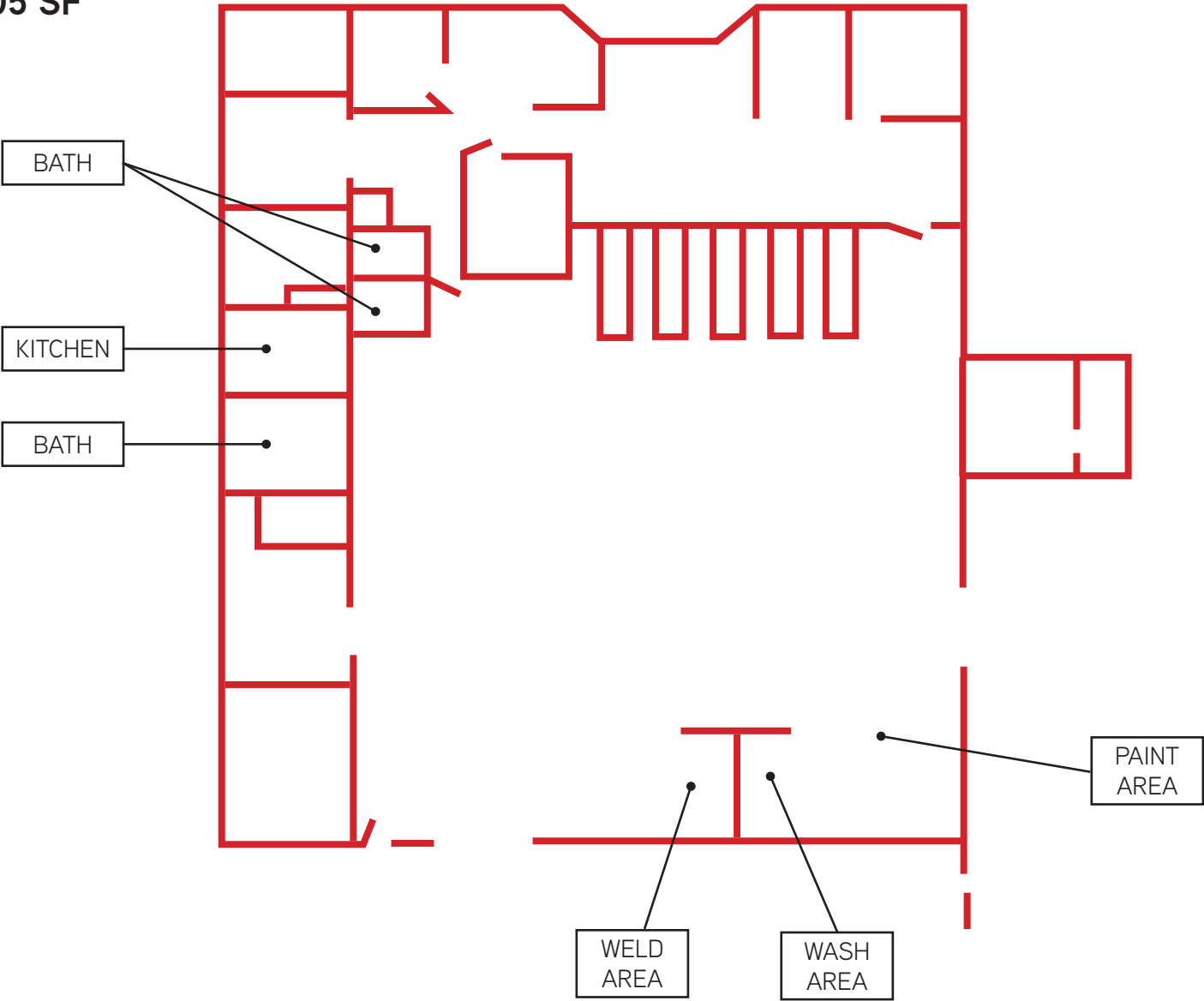
8th Ave

31

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## DRAWINGS

**SUITE 3**  
**5,705 SF**



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# Greenly Center Condominium Association

## Profit & Loss

### January - August 2017

#### Ordinary Income/Expense

##### Income

Association Fees	10,800.00
<b>Total Income</b>	<b>10,800.00</b>

##### Expense

Bank Fees	15.00
Facilities and Equipment	
Repairs & Maintenance	
Sprinkler Maintenance	267.69
Repairs & Maintenance - Other	50.00
<b>Total Repairs &amp; Maintenance</b>	<b>317.69</b>
<b>Total Facilities and Equipment</b>	<b>317.69</b>
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
<b>Total Landscape Maintenance</b>	<b>5,266.32</b>
Utilities	
Fire Line	255.90
Sprinkler Water Line	720.61
<b>Total Utilities</b>	<b>976.51</b>
<b>Total Expense</b>	<b>10,198.52</b>
<b>Net Ordinary Income</b>	<b>601.48</b>

#### Other Income/Expense

##### Other Income

Interest on Checking	1.97
<b>Total Other Income</b>	<b>1.97</b>

<b>Net Other Income</b>	<b>1.97</b>
<b>Net Income</b>	<b>603.45</b>

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