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FEBRUARY 2012 BUSINESS PROPERTIES

BUSINESS/INVESTMENT PROPERTIES

Jeff Chrystal

Thomas Eurich

Scott Kotrch

Mike Mikesell

E-MAIL

jchrystal@signatureassociates.com

teurich@signatureassociates.com

skotrch@signatureassociates.com

mmikesell@signatureassociates.com

DIRECT DIAL

269-385-2000

231-799-9900

231-799-9900

616-235-6005

for more information, visit

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Address			Price		
Property Name	SqFt	Acres	Cap Rate	Comments	Associate(s)
FRUITPORT					
6571 Airline Road Pin Crest Lanes/Fruitport Auditorium	N/A	1.90	\$859,900	Excellent lit corner, can buy business or corner for development for Pharmacy, C-Store, or restaurant.	Scott Kotrch Bryan D. Bench
GRAND HAVEN					
600 Miller Drive Grand Landing	N/A	19.61	\$9,250,000	Consists of 19.61 acres situated on the northwest corner of US-31 and Jackson street in Grand Haven Michigan. This property borders a tributary of the Grand River on the north boundary and goes to the railroad on the western border of the property. This property has been improved and received brownfield credits from the state of Michigan for re-development of a mixed use development that includes a Hotel, retail, and residential condo units. The site has been approved by Hyatt Place and Hilton Garden Inn. It is situated at the 5th busiest intersection in Michigan, with over 67,000 cars passing the property daily. Current tenants include Culver's, Jimmy Johns, Plantenga's Cleaners, Sweet temptations, Sam's Taco's Earth's Edge, and GL Nails.	John A. Mundell III Scott Kotrch
500-522 Miller Drive	8,577	0.00	\$700,000	Approximately 8,577square feet of finished retail space housing a tenant specializing in sports apparel, gear, and equipment for the active outdoors person. They have a lease in place that expires 09/30/17 paying approximately \$17 sq ft plus NNN.	John A. Mundell III Scott Kotrch
1223 S Harbor Avenue Confidential	6,736	0.34	\$2,750,000	Highly respected and successful restaurant/banquet/bar facility available for sale. Premier location directly on Grand Haven beach of Lake Michigan. Sugar sand beachfront, expansive window viewing while dining in theoutside deck area. Owner seeking retirement. Will assist in transition. Expansion possible.	Thomas R. Eurich

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GRAND HAVEN					
Confidential	21,857	1.21	\$875,000	Established plating business and property for sale. Owner looking to retirement but will assist in ownership transition. Operations involve two automatic and one overhead manual line for tri-chromate, nickel, zinc and phosphate treatments. Plentiful warehouse, shipping space and additional room for expansion. Environmental matters are in compliance. Serves 25 to 30 repeat customers per year.	Thomas R. Eurich
Confidential					
529-530 Miller Drive The Village	16,322	2.91	\$1,632,220	Pre-approved condo sites on approximately 2.91 acres situated in the middle of the complex along Miller Dr on west side of complex.	John A. Mundell III Scott Kotrch
GRAND RAPIDS					
925 4 Mile Road The Muze	7,500	1.58	\$1,250,000	Very attractive restaurant, perfect for Mexican restaurant or sports bar. Owner very motivated.	Scott Kotrch David Zeemering
HICKORY CORNERS					
15450 S M-43 Hwy	2,250	0.23	\$215,000	Fantastic opportunity to own a Gull Lake landmark business. Includes real estate and licenses for liquor and to-go beer and wine. Destination food/bar for Gull Lake visitors/neighbors. Owner says bring ANY offer. Substantial savings for business/real estate and house. See broker for details.	Caroline Fox Pavone
HOLLAND					
909 Lincoln Avenue The Salad Bowl	2,344	0.00	\$365,000	Established family-style restaurant. Great reputation. Excellent opportunity for family or experienced restaurant owner. Seller financing available.	Scott Kotrch Thomas J. Elhart
11335 James Street ISD Building	17,115	3.44	\$1,650,000	Outstanding investment or user opportunity. Net lease with credit tenant and three years remaining	John A. Mundell III Jeffrey A. Tucker

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HOLLAND					
				or tenant can downsize to accommodate. May be subdivided, tenant may extend portion of lease. This investment opportunity is currently offered at a 10 cap.	
713 Lincoln Avenue	1,153	0.16	\$54,900	Home has rental approval from Holland City. Property is zoned C-2 Commercial.	Thomas J. Elhart
HUDSONVILLE					
3097 24th Avenue Jamestown Quik Stop	1,500	0.50	\$299,900	Well kept store, local family owned for many years. Health concerns attributing to sale. Wide market area with no competition. Newer coolers. Excellent business opportunity. Includes Class-C liquor license.	David Zeemering
KALAMAZOO					
1030 E. Vine Street Corner Bar	5,827	0.60	\$339,000	Long time downtown established bar and restaurant for sale. Business and real estate is reasonably priced, with good financials for a new operator to step right in. Establishment is known for fun times, good service, and great affordable food.	Jeff Chrystal James Jilek
803 W. Mosel Avenue	5,184	0.00	\$495,000	Sports Forum is a very well established bar and restaurant business. Food is excellent and bar caters to the sports enthusiast. Outdoor volleyball court, smoking deck overlooks small pond, plenty of parking, four fireplaces, fieldstone entry way with cascading waterfall. Many separate areas for private parties. Pool tables, dart leagues, basketball and softball fields nearby. Owner is retiring due to health issues.	Jeff Chrystal

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MACKINAC ISLAND					
1427 Bogan Lane Pine Cottage	13,650	0.30	\$2,995,000	Very attractive Bed and Breakfast. Could be renovated for hotel use. Ideal location. Owner very motivated.	Scott Kotrch
MIDDLEVILLE					
11446 M-179 Hwy Capone's Pizza	2,432	0.84	\$149,900	Established pizza restaurant with seating for 30 plus extra room of 736 SF for banquets, rental, etc. All equipment included. SDM license (beer/wine sales) in escrow, also included in sale price. Well-kept building. Visible on busy M-179 near Gun Lake and Chief Noonday Camp.	Scott Kotrch
MONTAGUE					
10150 US 31 Doug Borns' Smokehouse and Market	4,505		\$450,000	Excellent opportunity to buy established market with expansion into gas station possible.	Scott Kotrch
MUSKEGON					
3690 Airline Road Masar's Airline Restaurant	1,818	1.15	\$189,000	Well-established local restaurant with great visibility. Seats 98 and could have outside food service, also includes a drive-thru window. Land contract possible. Sale includes all FF&E and real estate.	Jim Olsen
NUNICA					
17044 Main Street Nunica Bar and Store	N/A	0.85	\$319,000	Excellent opportunity for owner/operator for bar/liquor store. No competition nearby. Recently remodeled and back outdoor seating area built.	Scott Kotrch

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SAND LAKE					
4 3rd Street Sand Lake Party Store	2,058	0.00	\$84,000	Good small business opportunity priced for your profit. Corner location party store with beer and wine license. History of reported Gross Income over \$400,000. Partial new roof and new furnace in 2007.	Mike Mikesell
SCOTTVILLE					
203 S. Main Street	4,000	0.00	\$395,000	Local auto body shop for sale. Established business is a great opportunity for expansion of a current business or for a new entrepreneur.	Bryan D. Bench
SOUTH HAVEN					
16864 64th Street	11,100	13.20	\$199,000	Seventy eight storage units in four newer buildings for sale. Existing profitable business. House may be available also. Customers are from the local area and Chicago summer-time vacationers. Yearly gross approximately \$55,000.00, 97% occupied.	Ted Vliek Marc R. Tourangeau