

**Commercial Sale Active Agent Detail Report 3180 Washington Avenue SW, Grandville, MI 49418 \$1,549,000**



**List Number:** 22040136  
**Unit #:**  
**Sub-Area:** G41 - Kent County  
**Municipality:** Grandville City  
**County:** Kent  
**Property Sub-Type:** Business Opportunity  
**Total # Bldgs:** 3  
**Total # Units:** 3  
**# Fin Bldg Lvl:** 3  
**# of Diff Unit Floor Plans:** 3  
**Lot Acres:** 0.57  
**Lot Dimensions:** 182 x 132  
**Lot Measurement:** Acres  
**Lot Square Footage:** 24,829  
**New Construction:** No  
**Tax ID #:** 41-17-18-283-013  
**Road Frontage:** 181  
**Total Net SqFt:** 7,691  
**Utility Ext. District:**  
**Year Built:** 1916  
**Year Remodeled:** 2022  
**Status:** Active  
**List Price:** 1,549,000  
**Original List Price:** \$1,549,000  
**List Price/SqFt:** \$201.4  
**Days On Market:** 3  
**Cumulative DOM:** 3  
**Expiration Date:** 09/30/2023  
**Waterfront:** No  
**Directions:** 196 to M11, South on Wilson, East on Prairie, North on Washington

**Unit 1:** Unit Description: 3180 Washington; SqFt: 4,075; Occupied: Yes; # HVAC: 2; # Baths: 8  
**Unit 2:** Unit Description: 3168 Washington; SqFt: 1,768; Occupied: Yes  
**Unit 3:** Unit Description: 4075 Prairie; SqFt: 1,848; Occupied: Yes

**Legal:** LOTS 237 & 244 \*VILLAGE OF GRANDVILLE  
**Taxable Value:** 195,685  
**Annual Property Tax:** 8,785  
**School District:** Grandville  
**SEV:** 378,300  
**Tax Year:** 2021  
**Zoning:** Res Improved  
**For Tax Year:** 2021  
**Homestead %:** 63  
**Special Assmt/Type:** None Known

<b>Additional Details:</b>	<b>Docs Req Conf Agrmnt:</b>	Financials	<b>Sewer:</b>	Public
<b>Additional Features:</b>	<b>Driveway:</b>	Concrete	<b>Foundation:</b>	
<b>Air Conditioning:</b> Central Air	<b>Exterior Material:</b>	Brick; Vinyl Siding	<b>SqFt Information:</b>	
<b>Below Grade:</b> Basement; Full; Walkout	<b>Heat Source:</b>	Natural Gas	<b>Street Type:</b>	Paved; Public
<b>Business Includes:</b> Furniture; Licenses; Real Estate	<b>Heat Type:</b>	Baseboard; Forced Air	<b>Tenant Pays All:</b>	
<b>Business Opportunity:</b>	<b>Income and Expenses:</b>		<b>Uses:</b>	Other
<b>Construction Type:</b> Frame/Wood	<b>Ownership:</b>	LLC	<b>Util Avail at St:</b>	Cable; Electric; Natural Gas; Public Sewer; Public Water
<b>Docs at List Office:</b>	<b>Purchase Terms Avail:</b>	Cash; Conventional	<b>Utilities Attached:</b>	Cable; Electric; Natural Gas
	<b>Roofing:</b>	Composition	<b>Water:</b>	Public
	<b>Sale Conditions:</b>	None	<b>Water Fea. Amenities:</b>	
			<b>Water Type:</b>	

**Public Remarks:** Here is an excellent opportunity to live, work and produce income in an amazing property that is ideally located. Three separate income producing properties currently being operated as a very successful 9 guest room Inn as well as a duplex with long term rental. The majority of the property has been recently updated and continues to be well maintained. The Inn has seen continual growth as it has successfully acclimated to changing times, yet significant growth potential remains. With all of the options this property offers, it definitely is worth taking a look.  
**Agent Only Remarks:** NDA to be signed prior to sharing any financial information. Potential Buyers will be pre-approved prior to showings  
**Seller:** Agent for Owner    **Occupant Type:** Owner    **SA:** 0%    **BA:**2%    **Trans Coord:** 0%    **Var:** No    **Exclusive Agency:** No    **RP:** No

<b>List Off:</b>	<b>Name</b>	<b>Primary Phone</b>	<b>Email</b>	<b>Other</b>
<b>List Agt:</b>	Coldwell Banker Woodland Schmidt Saugatuck(h10042)	269-857-1705		<b>Fax:</b>
<b>List Association:</b>	Gregory Smith (h15682)	269-455-8095	<a href="mailto:gregg.smith@cbgreatlakes.com">gregg.smith@cbgreatlakes.com</a>	<b>Mobile:</b> 269-455-8095
	West Michigan Lakeshore Association of REALTORS			

**Showing Instructions:** Property is an operating business so flexibility is required. Only pre-qualified Buyers

**Listing Date:** 09/16/2022                      **Status Change Date:** 09/16/2022

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