

169 MONROE AVENUE NW  
SUITE 300  
GRAND RAPIDS, MI 49503

**COMMERCIAL BUILDING FOR SALE**

**CORNER OF BROADMOOR AVE. & 44TH STREET**



**4415 BROADMOOR AVENUE SE, KENTWOOD  
SW CORNER OF BROADMOOR & 44TH STREET  
2.5+ ACRES**



Individual Members:



For More Information  
Contact:

**JOHN COLBURN, JR.**

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**Colburn Hundley, Inc.**

169 MONROE AVE. NW

SUITE 300

GRAND RAPIDS, MI 49503

TEL: (616) 742-5200

FAX: (616) 742-5207

[www.colburnhundley.com](http://www.colburnhundley.com)



## 4415 BROADMOOR AVE., SE

### GENERAL INFORMATION

5,470 Sq. Ft. Total Building Size  
2.5+ Acres  
SW Corner of M-37/Broadmoor & 44th St. intersection  
400' of frontage on 44th Street (approx.)  
370' of frontage on M-37/Broadmoor Ave. (approx.)  
New Beginnings Restaurant Relocating  
Brick and block exterior  
Built: 1979  
Close to M-6 and US-131  
Dual access with curb cuts on Broadmoor Ave. and  
East Paris Ave.

### DIRECTIONS

US-131 to 44th Street, east to M-37/Broadmoor Ave.

### ZONING

201 - Commercial Improved

### TAX INFORMATION

Assessed Value: \$562,500.00 (2009)  
Taxable Value: \$562,500.00 (2009)

Property Taxes: \$ 7,978.56 Winter (2009)  
\$22,227.25 Summer (2008)  
\$30,205.81

### PERMANENT PARCEL NO.

41-18-25-101-001

### ACREAGE

2.68 Acres

### SALE PRICE

\$895,000.00



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# Parcel Map & Footprint

COMMERCIAL BUILDING FOR SALE

## 4415 BROADMOOR AVE., SE



### Image/Sketch for Parcel: 41-18-25-101-001

Caption: No caption found

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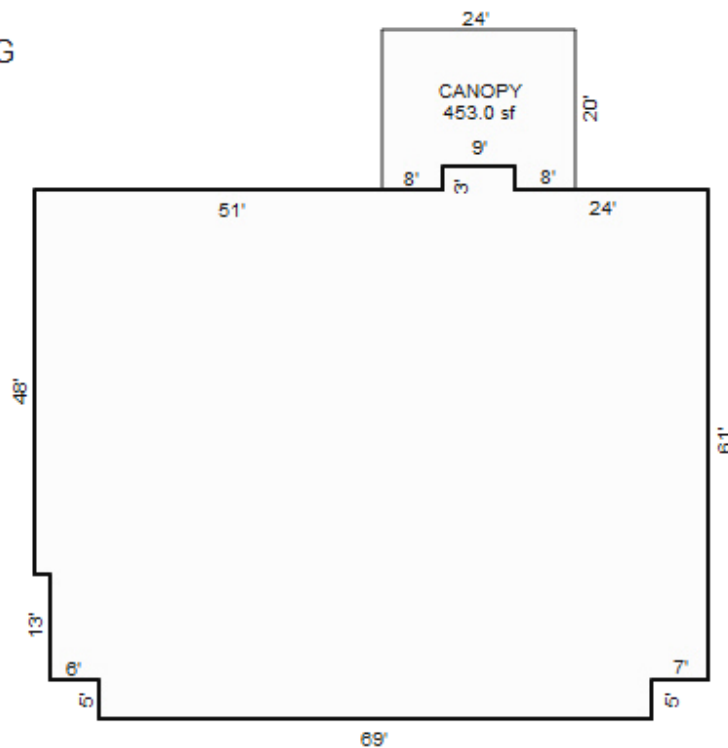
#### TOTAL BUILDING

5470.0 sf

1 STY UNEX

12' HT

CB WALLS



Sketch by Apex Medina™