

**BANK - INDUSTRIAL - OFFICE - RETAIL**  
**· LAND FOR SALE -**  
**NE Corner of Broadmoor Ave. & 52nd Street**

5180 Broadmoor Avenue & 4561 52nd Street



For Detailed Information Contact:

**TODD HENNINK**

Email: [todd.h@colburnhundley.com](mailto:todd.h@colburnhundley.com)

**Colburn Hundley, Inc.**

169 MONROE AVE. NW, #300

GRAND RAPIDS, MI 49503

TEL: (616) 742-5200

FAX: (616) 742-5207

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

**1.78 Acres**  
**NE Corner of**  
**Broadmoor & 52nd St.**  
**Kentwood, MI**

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## **LAND FOR SALE -**

### **NE Corner of Broadmoor Ave. & 52nd Street**

#### **GENERAL INFORMATION:**

NEC of Broadmoor Avenue and 52nd Street  
Zoned Light Industrial which allows up to  
30,000s.f. of Office or Bank (with special use  
permit).

High traffic area with excellent visibility

Owner will consider:

Build to Suit or Land Lease

Site includes existing house

#### **ADDRESS:**

5180 Broadmoor Ave. & 4561 52nd Street  
Kentwood, Michigan 49512

#### **PERMANENT PARCEL NO's:**

41-18-25-400-015 & 087 (1.78 Acres)

#### **ZONING**

302 - Light Industrial - Vacant

#### **LOT SIZE**

Combined: 1.78 Acres

#### **MUNICIPALITY**

City of Kentwood\

#### **Traffic Counts**

Broadmoor at 52nd: 26,000/per day  
52nd at Broadmoor: 12,481/per day

#### **SALE PRICE:**

\$550,000.00



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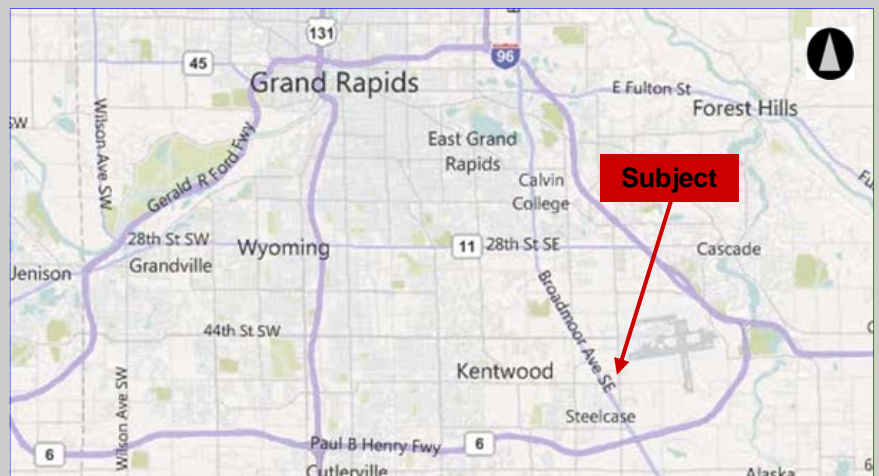
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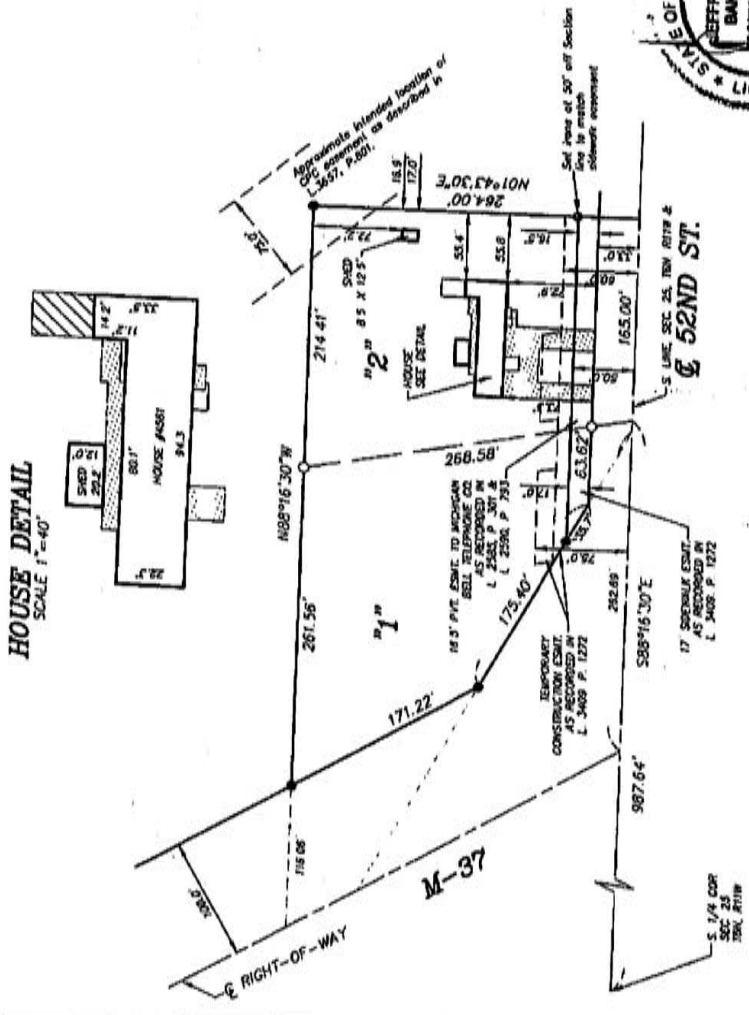
PREPARED FOR: Ivide Pq Ventures  
11th Road Hennink  
444 Michigan Avenue NE  
Grand Rapids, MI 49503  
Phone 242-9222

RE: 4561 52nd Street

PARCEL 1: Part of the Southeast 1/4 of Section 25, Town 6 North, Range 11 West, City of Kentwood, Kent County, Michigan, described as: Commencing at the intersection of the South Section Line and the centerline of State Trunk Line M-37 (Broadmoor Avenue), thence Northwesterly along the centerline of said highway 305.50 feet, thence East parallel with the South Section Line 260.07 feet to the Easterly line of State Trunk Line M-37 (Broadmoor Avenue relocated 1993), thence Southeasterly along relocated Easterly Line of said highway 171.33 feet to a point 978.81 feet South 89 degrees 04'03" East along the South Section Line and 244.71 feet North 60 degrees 39'16" West from the South 1/4 corner, thence South 60 degrees 39'16" East 244.71 feet to the South Section Line, thence Easterly along the South Section Line 5.97 feet to a point 259.64 feet East along the South Section Line from the centerline of said highway, thence Northerly 269.59 feet to beginning.

PARCEL 2: Part of the Southeast 1/4 of Section 25, Town 6 North, Range 11 West, City of Kentwood, Kent County, Michigan, described as: Commencing 987.64 feet South 88 degrees 16'30" East along the South Section Line from the South 1/4 corner, thence North 08 degrees 32'30" West 268.59 feet, thence South 88 degrees 16'30" East 214.40 feet, thence South 1 degree 43'30" West 254 feet to the South Section Line, thence North 88 degrees 16'30" West 165 feet to beginning.

NOTE: THE 50' CONSUMERS POWER CO. EASEMENT RECORDED IN L.1619, P.555 HAS BEEN RELEASED IN 2001, P.928E. IN OUR OPINION, THIS DOES NOT AFFECT THE HEREIN DESCRIBED PARCELS.



Scale 1" = 100'

D = Description dimension  
 M = Measured dimension  
 P = Plotted dimension  
 ● = Set from Stake  
 ○ = Found from Stake  
 X = Fence Line

We hereby certify that we have examined the premises herein described, that the improvements are located entirely thereon as shown and that they do not encroach except as shown herein.  
 This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy easements and exceptions.

**Jeffrey C. Baker**  
 No. 40196  
 PROFESSIONAL SURVEYOR  
 STATE OF MICHIGAN  
 LICENSED PROFESSIONAL SURVEYOR

**nederveld associates, inc.**  
 engineering • surveying  
 CORPORATE OFFICE: P.O. Box 18, 5270 52nd Avenue, Grand Rapids, Michigan 49508  
 TEL. (616) 868-5190 Fax: 868-8699  
 TOLL FREE PHONE: 1-800-222-1888 www.nederveld.com  
 KILLBUCK OFFICE: P.O. Box 302-0448, Killbuck, Ohio 44133  
 347 Hoover Boulevard - Suite C, Island, Michigan 49123  
 GRAND RAPIDS OFFICE: P.O. Box 315-8644, Grand Rapids, Michigan 49506  
 building relationships by design  
 409 Park East Court SE, Suite C, Grand Rapids, Michigan 49506  
 File No. 05-400274-1 Date: 3-31-05 JCB



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