

**FOR SALE**

**RETAIL OFFICE**



**645 FULTON ST. W**  
GRAND RAPIDS, MI 49504

### PROPERTY OVERVIEW

This is your chance to get involved in the rapidly developing west side of Downtown Grand Rapids. This property is within walking distance to GVSU's Pew Campus and Downtown Grand Rapids. With traffic counts over 12,000 cars daily, this retail location has exquisite exposure. Don't miss out on this rare opportunity of ownership in an expanding corridor of Grand Rapids!

### PROPERTY HIGHLIGHTS

- For Sale: \$275,000
- Main Floor: ~1,000 RSF
- Basement/Storage: ~1,000 RSF
- Outdoor Patio: ~450 RSF
- Structurally sound building
- Less than a mile from the heart of downtown
- Large storefront windows for ample natural light
- Easily accessible
- 9+ ft ceilings
- Daily traffic count of 12,000+
- Parcel Number: 41-13-25-165-016



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