

FOR SALE/LEASE

COMMERCIAL DOWNTOWN BLDG.

LOWELL, MICHIGAN 49331

**AWESOME
LOCATION
OVERLOOKING
THE FLAT RIVER &
CONVENIENTLY
ADJACENT TO
PUBLIC PARKING
LOT!!**



ADDRESS: 96 & 100 West Main Street, Lowell, MI 49331
City of Lowell, Kent County

PARCEL SIZE: ~0.16 Acres (70' x 100')

BUILDING SIZE: ~4,200SF

PRICE: Purchase @ \$175,000
Lease from 350SF to 4,200SF @ \$7.00/SF

LEASE TYPE/TERM: Triple net, 24 months minimum

ZONING: C-3

REAL ESTATE TAXES: \$5,312 (2008)

DEMOGRAPHICS:	Population	Avg. HH Income
	1 mile = 3,613	\$62,849
	2 mile = 6,121	\$63,272
	3 mile = 9,717	\$64,337

OTHER: Ample parking, good visibility and access
5-year projected population growth is 5%

CONTACT: George Bera, CCIM

BERA GROUP, INC.

PO Box 640
Rockford, MI 49341

Phone: 616-974-0222

Fax: 616-773-1009

Email: gsbera@ccim.net

WWW.BERAGROUP.COM

This information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal without notice.



CHAPTER 12. C-3 - GENERAL BUSINESS DISTRICT**CHAPTER 12. C-3 - GENERAL BUSINESS DISTRICT****Section 12.01. Description and purpose.**

This district is intended to accommodate uses which can provide office, personal services, and commercial goods for visitors to and residents of the City of Lowell, including auto-related uses which would ordinarily be incompatible with the character of residential districts. These uses are principally intended to serve the community and M-21 traffic. Areas proposed for this district will be reviewed with consideration toward traffic, impact on adjacent areas, size and access to the lot, and whether or not the proposed area helps prevent strip commercial development.

(Ord. No. 95-06, § 1, 12-27-95)

Section 12.02. Uses permitted by right.

Land and/or buildings in the C-3 District may be used for the following purposes as uses permitted by right, subject to the approval of a site plan, in accordance with the requirements of Chapter 18:

- A. Office buildings for any of the following occupations:
 1. Executive, administrative, professional, accounting, drafting, and other similar professional activities, as determined by the zoning enforcement officer.
 2. Medical and dental offices and clinics.
- B. Banks, credit unions, savings and loan associations, and other similar uses as determined by the zoning enforcement officer, including those with drive-through facilities.
- C. Personal service establishments conducting services on the premises, including barber and dry-cleaning service outlets, beauty shops, fitness centers, travel agencies, and other similar uses, as determined by the zoning enforcement officer.
- D. Retail stores.
- E. Drug stores and pharmacies.
- F. Restaurants, exclusive of drive-through facilities.
- G. Private clubs, fraternal organizations, and lodge halls.
- H. Dry-cleaning and laundry establishments performing cleaning operations on the premises, including retail/service operations.
- I. Indoor recreational facilities, including bowling alleys.
- J. Commercial child care centers.
- K. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- L. Accessory buildings, structures, and uses customarily incidental to any of the above uses permitted by right, or special land uses.
- M. Outdoor merchandise display.

(Ord. No. 95-06, § 1, 12-27-95; Ord. No. 00-2, §§ 6, 7, 4-24-00)

Sec. 12.03. Special land uses.

Land and/or buildings in the C-3 District may be used for the following purposes following review by the planning commission as a special land use as regulated by chapter 17:

- A. Boarding houses or lodging houses.
- B. Commercial greenhouses and nurseries.
- C. Commercial kennels.
- D. Commercial storage warehouses.
- E. Funeral homes and mortuary establishments.
- F. Hotels and motels.
- G. Open air business.
- H. Theaters or similar places of public assembly as determined by the zoning enforcement officer.
- I. Restaurants and drive-through facilities.
- J. Retail building supplies.
- K. Sexually oriented businesses (as further regulation by chapter 17A).
- L. Vehicle repair facilities, including body shops.
- M. Vehicle service stations, excluding body shops.
- N. Vehicle wash establishments, either self-serve or automatic.
- O. Veterinary hospitals and animal clinics.

(Ord. No. 95-06, § 1, 12-27-95; Ord. No. 97-2, § 10, 11-17-97; Ord. No. 99-10, § 2, 12-20-99; Ord. No. 99-11, § 3, 12-20-99; Ord. No. 04-5, § 2, 11-15-05)

Section 12.04. Site development requirements.

No building or structure, nor the enlargement of any building or structure, shall be hereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.

- A. The outdoor storage or display of goods or materials shall be prohibited in the required front yard. Goods or materials stored in the side or rear yard shall be screened from the view from the street or from abutting properties.
- B. The front yard and the street side of a corner lot, except for necessary entrance drives, shall be landscaped. Such landscaping shall consist of a minimum of one (1) canopy tree and three (3) deciduous shrubs for each twenty (20) feet of lot width. Upon approval of the planning commission, the equivalent landscaping may be located in areas other than the front yard and the street side of a corner lot.
- C. Entrance driveways shall be located as far as practicable from two (2) intersecting streets and shall be at least one hundred (100) feet from an intersection or from any other driveway.
- D. Only one (1) driveway per principal use, or collective principal use, per street shall be permitted. A second driveway may be permitted provided that such drive is

CHAPTER 12. C-3 - GENERAL BUSINESS DISTRICT

constructed and permitted to share access with an abutting or adjacent principal use or existing lot. The planning commission may permit additional driveways, if justified by a professional traffic study indicating the need for such additional driveways.

TABLE INSET:

Frontyard	35 feet
Side yard	Side abutting Residential Districts or uses - 25 feet Side abutting other Districts - 0 or 10 feet Street side of a corner lot - 35 feet
Rear yard	35 feet
Lot coverage	60% (including building and parking areas)
Building height	40 feet or 3 stories
Minimum lot area	20,000 square feet
Minimum lot width	100 feet

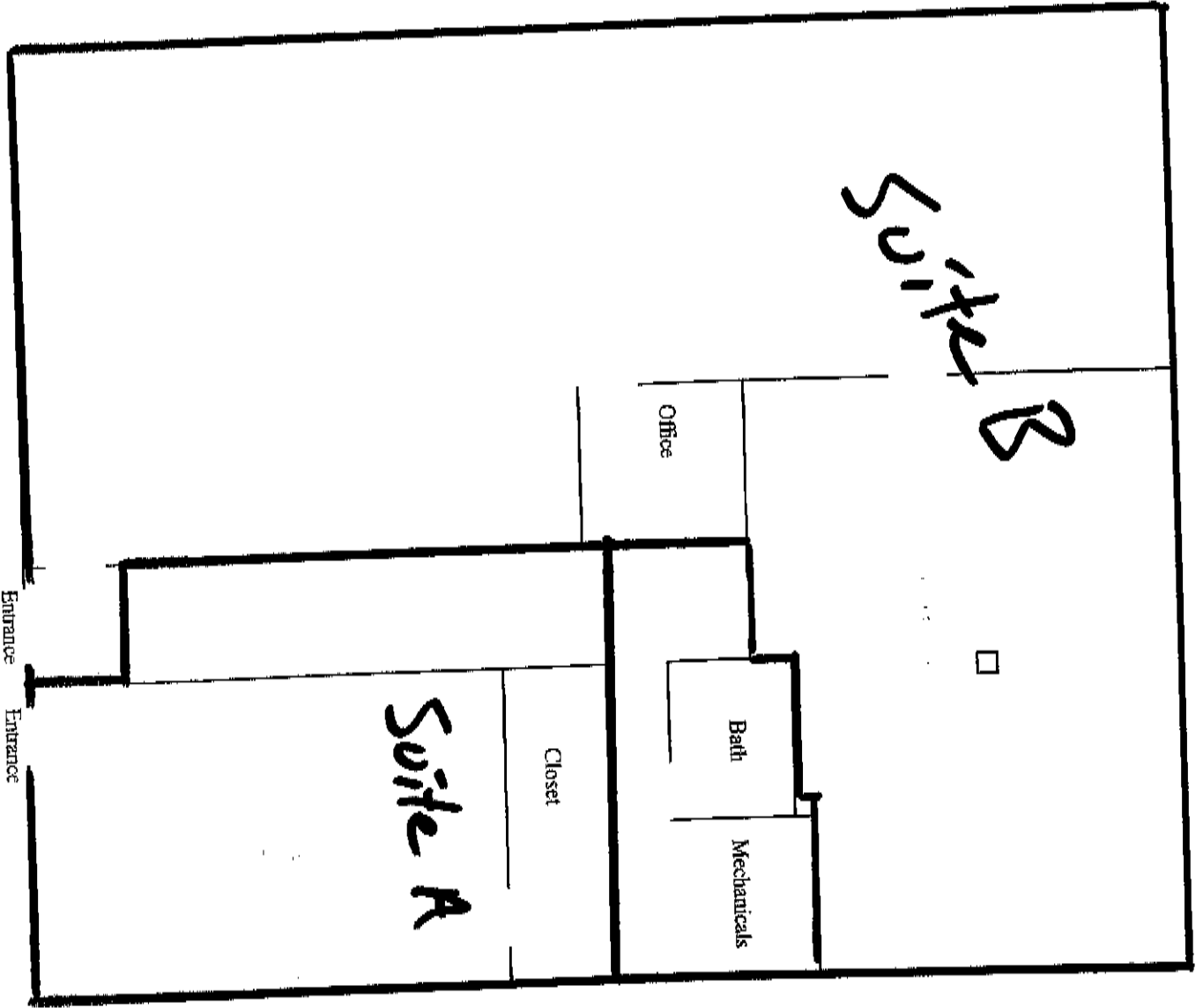
(Ord. No. 95-06, § 1, 12-27-95; Ord. No. 99-5, § 2, 8-16-99)

Sec. 12.05. Outdoor merchandise display.

Outdoor merchandise displays shall meet the following requirements:

- A. No merchandise and related displays and fixtures shall be located closer than ten (10) feet from any lot line abutting a public street.
- B. No merchandise and related displays and fixtures shall be located so as to obstruct the movement of pedestrians along the public sidewalk or obstruct the visibility of vehicles on the public street.
- C. The area used for an outdoor merchandise display shall be maintained in a safe, clean and sanitary manner.

(Ord. No. 00-2, § 8, 4-24-00; Ord. No. 05-4, § 1, 7-5-05)



96 & 100 Main
 Lowell, MI
 CURRENT

