

FOR SALE
166 River Ave
Holland, MI 49423



COMMERCIAL BUILDING
30,182 SF

www.LakeshoreCommercial.com

44 East 8th Street, Suite 510 | Holland, MI 49423 | 616.394.4500

DREW DURHAM
• DIR +1 616 355 3148
• MOB +1 616 566 2039
• DREW@LAKESHORECOMMERCIAL.COM

TOM POSTMA
• DIR +1 616 355 3145
• MOB +1 616 283 2411
• TOM@LAKESHORECOMMERCIAL.COM

Commercial office building and vacant land available for sale; prime location on the corner of River Ave and W 7th Street, downtown Holland. This property comes with a 30,182 SF office building and a total of .6 acres. Plenty of parking available, as well as street parking in the front of the building on River Ave.

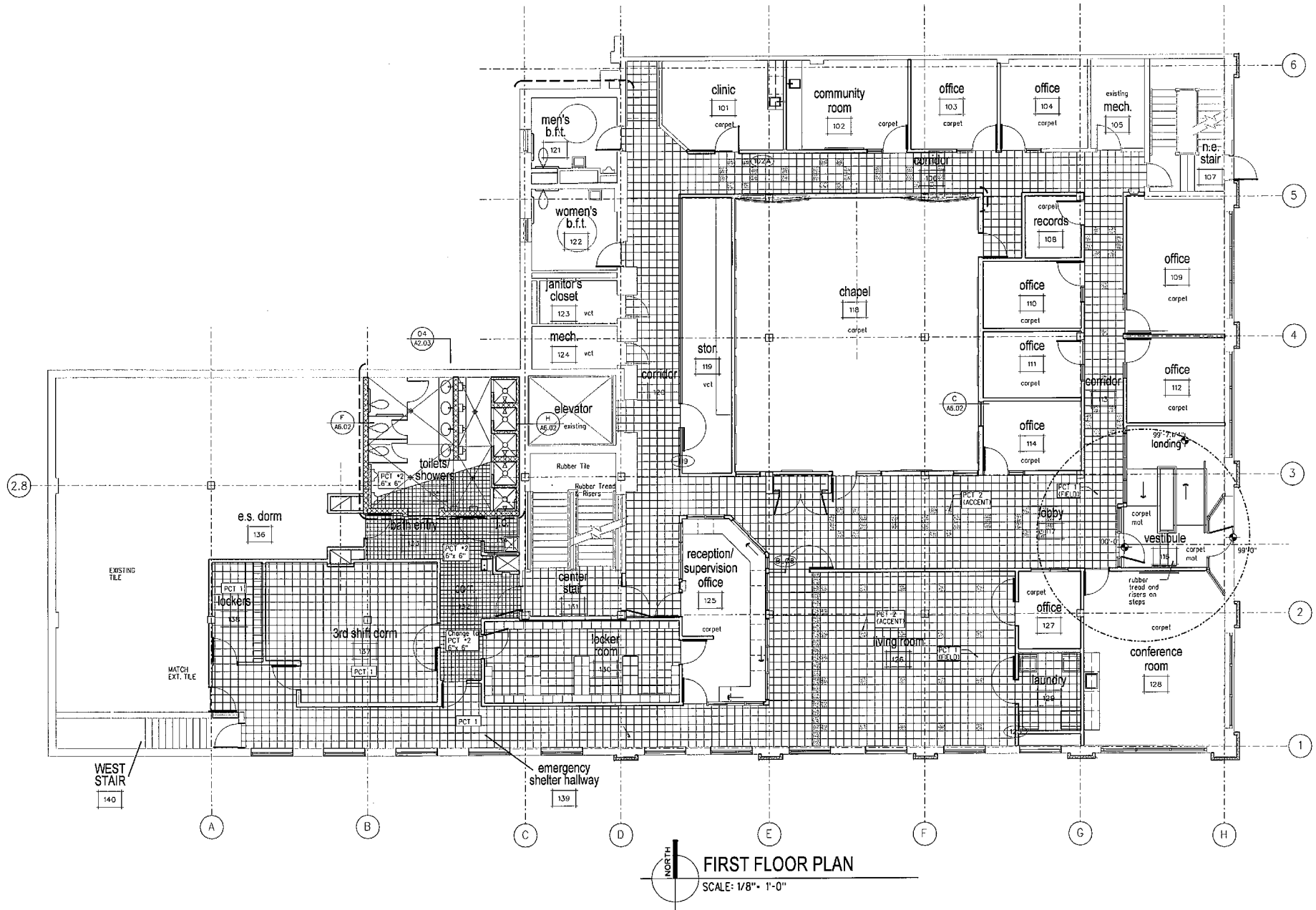
BUILDING HIGHLIGHTS

- AADT Traffic Count (2024 - One Way Street) •
S River Ave (Between W 6th & W 7th Street): 15,071
- Great location on S River Avenue between •
W 6th Street, and W 7th Street
- City parking lot diagonal of the property •
on the east side of River Ave
- Public parking in front of building •
- Close in proximity to US-31 and Chicago Drive •
- Near many shops, restaurants, and other businesses •
- Snow melt system downtown Holland •
Basement (8ft wall height) •
Average story height (13ft) •

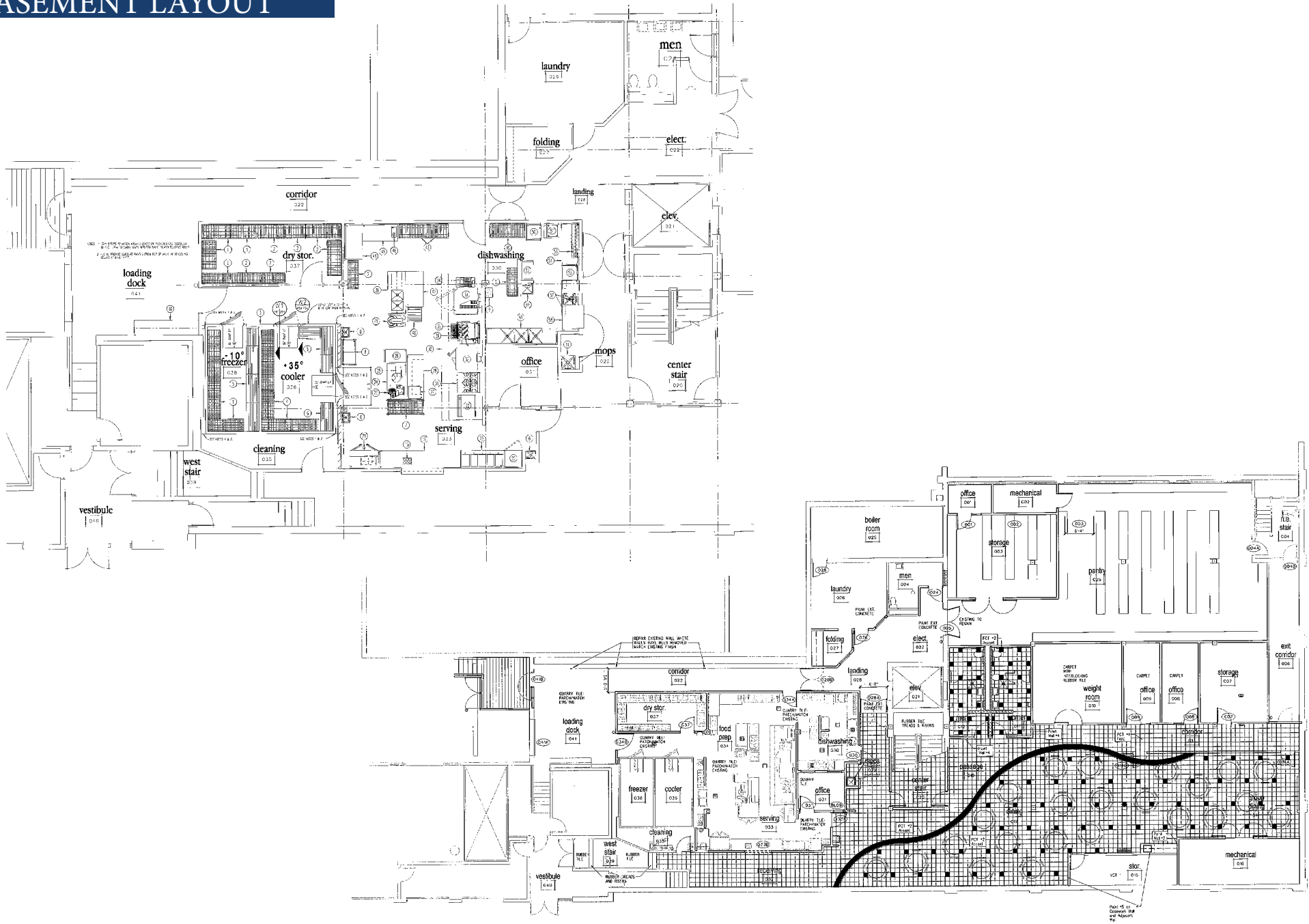
SALE INFORMATION

Sale Price	\$2,650,000
Available SF	30,182 SF
Price per SF	\$87.80/SF
Terms	Cash/Conventional
Property Type	Condo
Taxing Authority	City of Holland
County	Ottawa
Year Built	1925
Zoning	F-CDT
APN	70-16-29-176-018, 19

1ST FLOOR LAYOUT



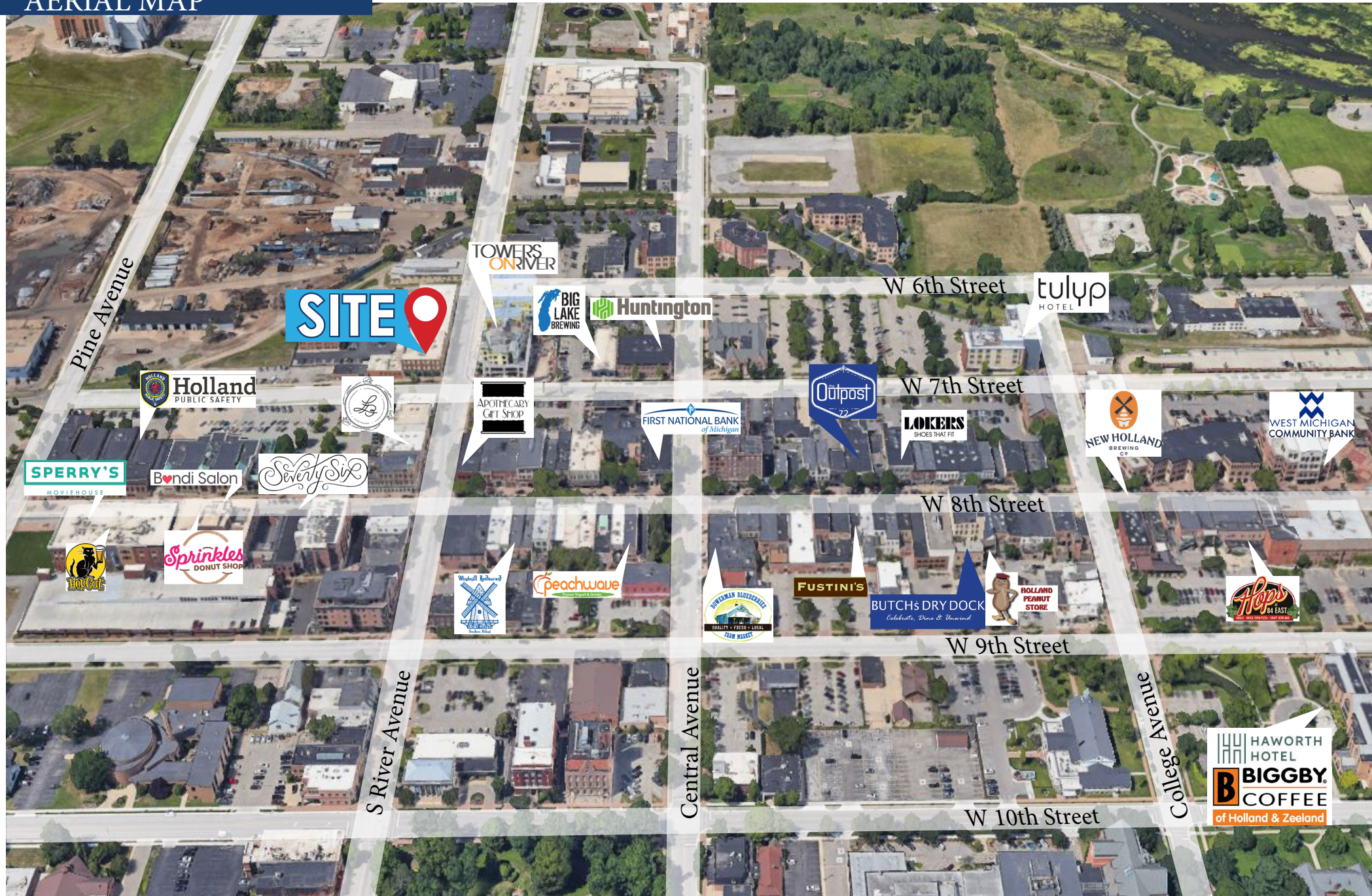
BASEMENT LAYOUT



MEASUREMENTS



AERIAL MAP



YOUR PREMIER BROKER IN WEST MICHIGAN



DREW DURHAM
PRINCIPAL

DIRECT (+1) 616-355-3148
CELL (+1) 616-566-2039
DREW@LAKESHORECOMMERCIAL.COM



TOM POSTMA
PRINCIPAL

DIRECT (+1) 616-355-3145
CELL (+1) 616-283-2411
TOM@LAKESHORECOMMERCIAL.COM



CALEB DRIESENKA
ADVISOR

DIRECT (+1) 616-355-3149
CELL (+1) 616-283-8205
CALEB@LAKESHORECOMMERCIAL.COM



JASON DEWITT
PRINCIPAL

DIRECT (+1) 616-355-3156
CELL (+1) 616-836-2856
JASON@LAKESHORECOMMERCIAL.COM



JIM EDEWAARD, CCIM
ADVISOR

DIRECT (+1) 616-355-3144
CELL (+1) 616-403-6131
JIM@LAKESHORECOMMERCIAL.COM



KRIS DEPREE
PRINCIPAL

DIRECT (+1) 616-355-3141
CELL (+1) 616-212-5576
KRIS@LAKESHORECOMMERCIAL.COM



MIKE NAGELKIRK
ADVISOR

DIRECT (+1) 616-355-3151
CELL (+1) 616-836-1122
MIKE@LAKESHORECOMMERCIAL.COM

Lakeshore Commercial Real Estate has over 100 years of experience in the industry. We have seen many changes and evolutions over the years, but our focus has always remained the same: to serve businesses in our community and help them achieve their success. We specialize in all aspects of commercial real estate, including sales, management, and leasing. We have a deep understanding of the local market and the unique needs of different businesses. We use our expertise to help our clients find the right property, negotiate the best deals, and manage their properties efficiently and effectively. We don't just have you covered on the Lakeshore. We have created excellent relationships with brokers outside of the Lakeshore area to ensure we are serving you best. We are committed to our clients and their success. We work closely with each client to understand their needs and goals, and we develop customized solutions to help them achieve those goals.