

# 1546-1548 Western Avenue



Vander Zanden  
REAL ESTATE COMPANY, LLC  
Commercial Real Estate



Completely remodeled ~ new interior!

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## INFORMATION

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Occupied by: Vacant  
Condition: Good

Construction: Brick  
Zoning: First Business

## BUILDING INFORMATION

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### Rear Building (1546 Western Av.)

This building is currently divided into two (2) professional spaces of 1,649 s.f. and 1,531 s.f. The interior is completely remodeled.

All utilities and snow removal are included in the rent. Asking \$9.00 per s.f. annually. (3-5 year term).

### Front Building (1548 Western Av.)

This building is currently divided into three (3) professional spaces. Rents include heat, water and snow removal. Tenant pays electric and air conditioning. The front space is 1,700 s.f. the two (2) rear spaces are 805 s.f. and 728 s.f.

## LEASE INFORMATION

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Lease rate: \$9.00 per s.f. annually, gross. Prefer a 3-5 year term.  
Ask about free rent incentives.

## COMMENTS

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Newly renovated professional office space on Western and Military Avenue. Excellent access to West Mason and Highway 41. Rate includes all utilities and C.A.M. charges.

## VANDER ZANDEN REAL ESTATE COMPANY, LLC

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*[www.vanderzanden.net](http://www.vanderzanden.net)*

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