

# 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: New – remodeled to suit.

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. 1,649 s.f is available. The interior is completely remodeled. There are 3 offices, kitchen area and 1 bathroom.

### Lease Information on 1546 Western Av:

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 two (2) professional spaces. Rents includes water and snow removal. Tenant pays electric, heat and air conditioning. The front space is 1,700 s.f. and the rear space is 1,533 s.f.

### Lease Information on 1548 Western Av:

Lease rate: \$750.00 per month, annually. Prefer a 3-5 year term.

Ask about free rent incentives.

## COMMENTS

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Professional office space on Western and Military Avenue. Excellent access to West Mason and Highway 41. Will be remodeled to suite.

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## VANDER ZANDEN REAL ESTATE COMPANY, LLC

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

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