

# CLG REALTY

## ADVISORS.

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3009 E. LAKETON  
MUSKEGON, MI 49442

**MMFLA/MRTMA APPROVED**  
**CLASS C GROW FACILITY**

10,987 SF | 14' BEAM CLEARANCE | 20 ACRES

APN: 10-035-200-0009-10

CLG REALTY ADVISORS

801 W. Big Beaver - Ste. 600 - Troy, MI 48084 | [www.clgrealty.com](http://www.clgrealty.com)



# 3009 E. LAKETON AVENUE MUSKEGON, MI 49442



## SQUARE FEET

10,987 SF

## APN

10-035-200-0009-10

## CEILING

16' Ceiling with 14' Beam Clearnace

## ACRES

20.32

## ZONING

I1

## BUILT

2022

## COUNTY

Muskegon

**\$ 1,500,000**

65% Built Out Two Class C Licenses

Interior walls, metal liner panels, along with all doors are on site.(\$96,000)

Switchgear portion of the electric is on site (\$80,000)

Safe vault room is built, and vault door is on site

300KW Diesel w 700 gallon tank new generator is on site (\$90,000)



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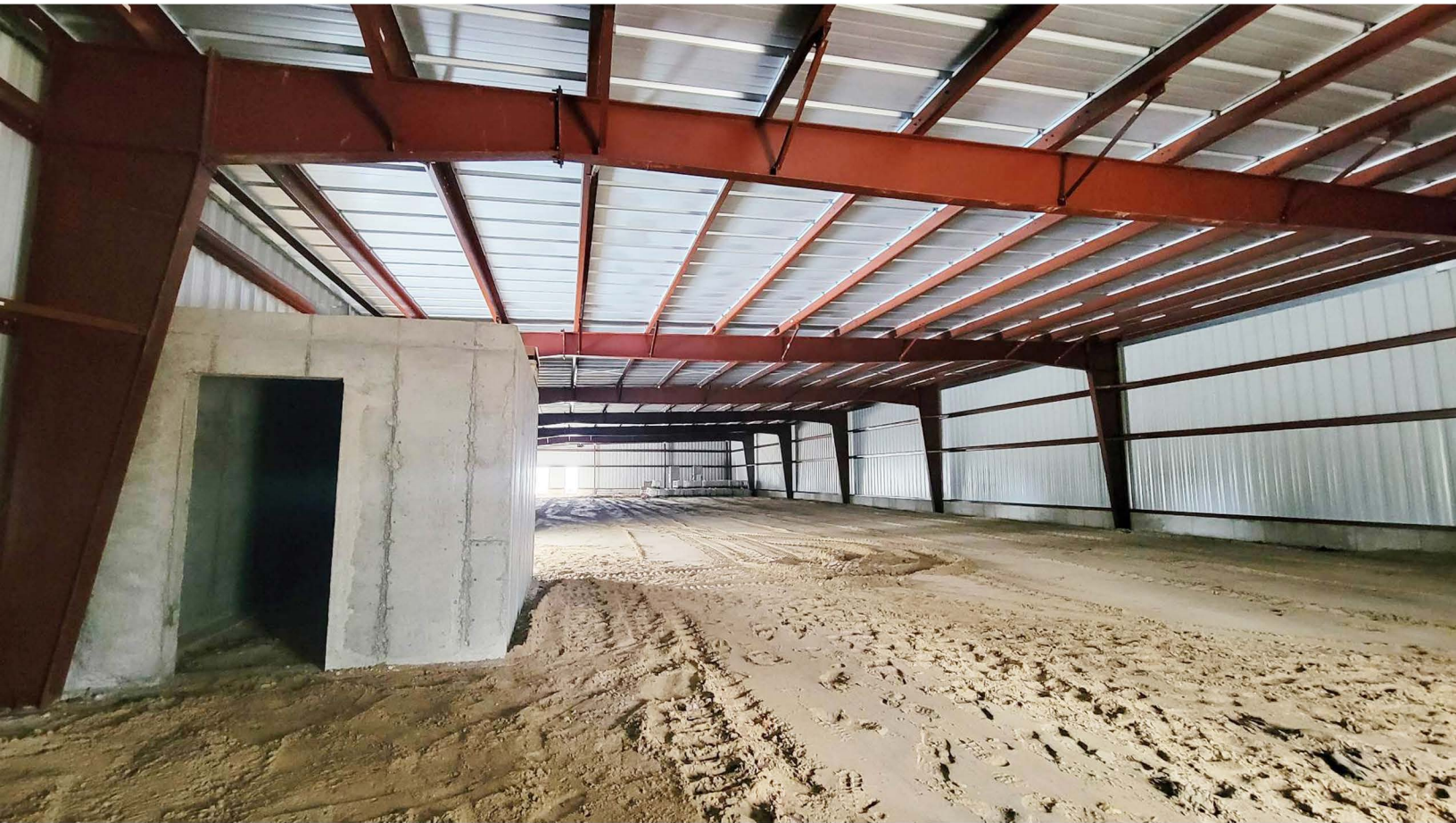






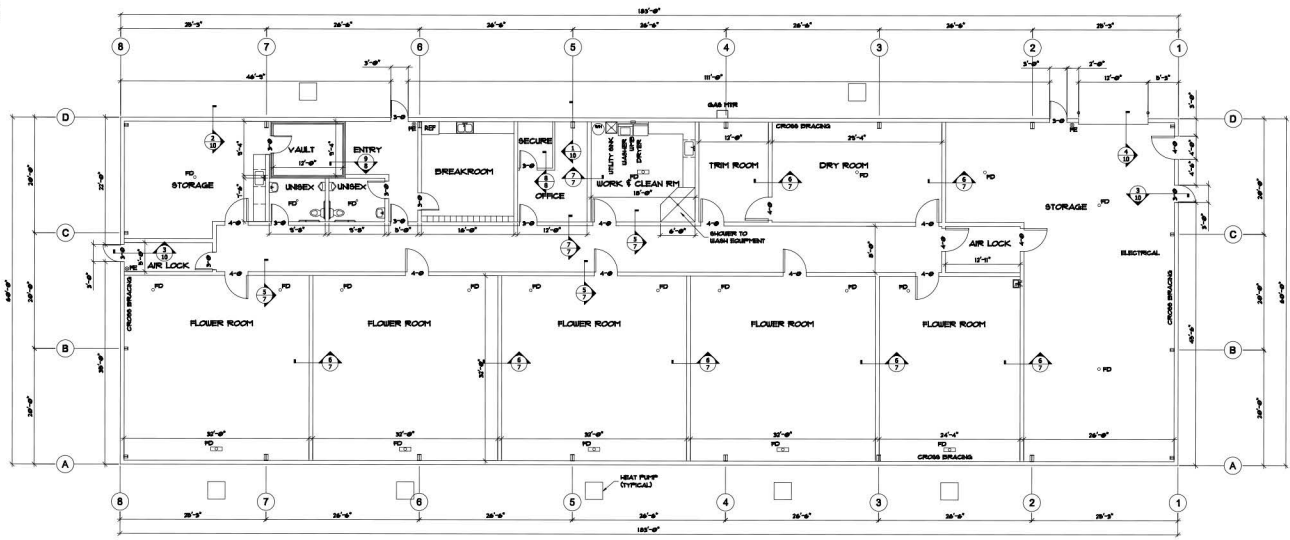
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CLG REALTY ADVISORS 1000 WEST 10TH AVENUE SUITE 1000 DENVER, CO 80202

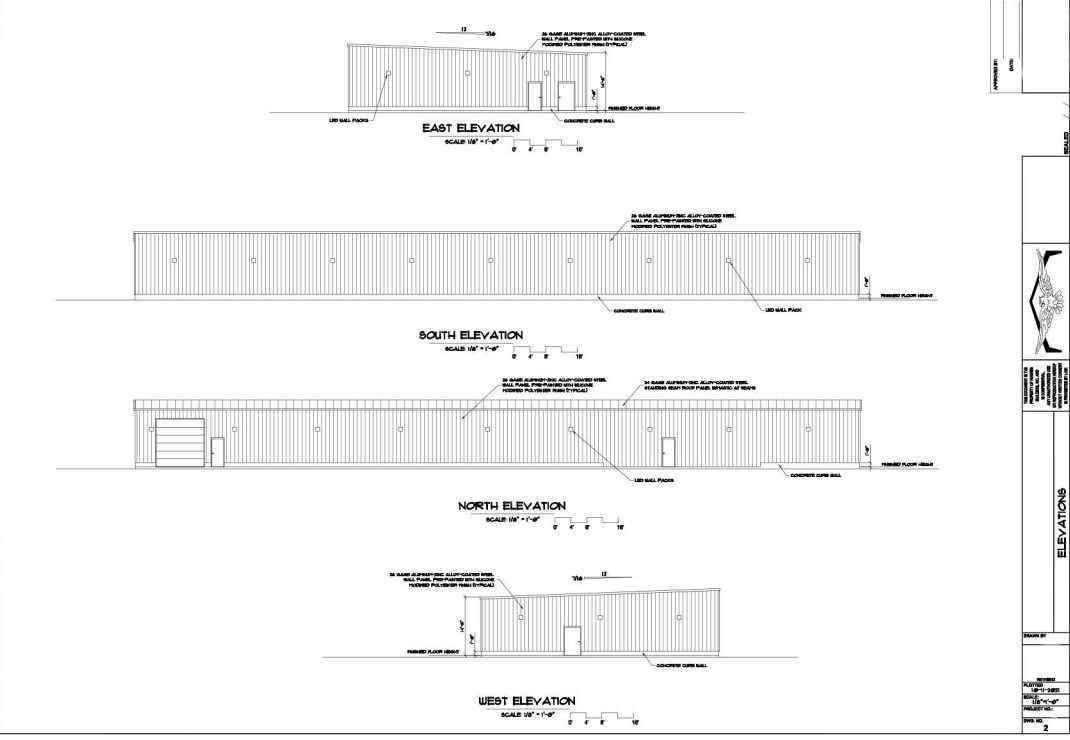


**FLOOR PLAN**  
SCALE 1/8" = 1'-0"

**GENERAL FIRE EXTINGUISHER NOTES**  
1. ALL 2-A-10-B-C-D-VY CHEMICAL FIRE EXTINGUISHERS  
FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 908, 2018 INTERNATIONAL FIRE CODE AND NFPA.  
HAND-HELD PORTABLE FIRE EXTINGUISHERS, NOT INCLUDED IN CABINETS, SHALL BE INSTALLED ON THE MAIN SIDE OF BRACKETED SERVICES, HANDS OR BRACKETS SHALL BE SECURED ACCORDING TO THE MANUFACTURER'S SERVICE BY ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.  
PORTABLE FIRE EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40 POUNDS SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 5 FEET ABOVE THE FLOOR. THE CLEARANCE BETWEEN THE FLOOR AND THE BOTTOM OF INSTALLED HAND-HELD EXTINGUISHERS SHALL NOT BE LESS THAN 4 INCHES.  
LOCATIONS OF FIRE EXTINGUISHERS ARE AN APPROXIMATION ONLY. FINAL LOCATIONS ARE DEPENDENT ON EQUIPMENT, WELDING, ETC.

**STRUCTURAL NOTES**  
1. THE STRUCTURAL SYSTEM FOR THIS BUILDING IS PRE-FABRICATED STEEL. THE ACTUAL DESIGN IS THE RESPONSIBILITY OF THE BUILDING SYSTEM MANUFACTURER. SEISMIC DESIGN AND SUPPORT DATA WILL BE SUPPLIED BY THE BUILDING SYSTEM MANUFACTURER.  
2. THE BUILDING IS BASED ON "AMERICAN BUILDING CO." BUILDING.  
3. THE BUILDING STRUCTURE IS PRE-FABRICATED STEEL BEAMS AND COLUMNS. ALL WELDING ON THE STRUCTURE IS PERFORMED AT THE BUILDING MANUFACTURER'S FACILITY. ALL CONNECTIONS AT THE SITE ARE BOLTED CONNECTIONS. BOLTED CONNECTIONS ARE TO BE BY THE BOLT-TIGHT METHOD.

APPROVED BY:	DATE:
<b>FLOOR PLAN</b>	
DESIGNED BY:	
PLOTTED:	12-3-2021
SCALE:	1/8" = 1'-0"
PROJECT NO.:	
DWG. NO.:	1



APPROVED BY:	DATE:
<b>ELEVATIONS</b>	
DESIGNED BY:	
PLOTTED:	12-3-2021
SCALE:	1/8" = 1'-0"
PROJECT NO.:	
DWG. NO.:	2

Full Plans Available

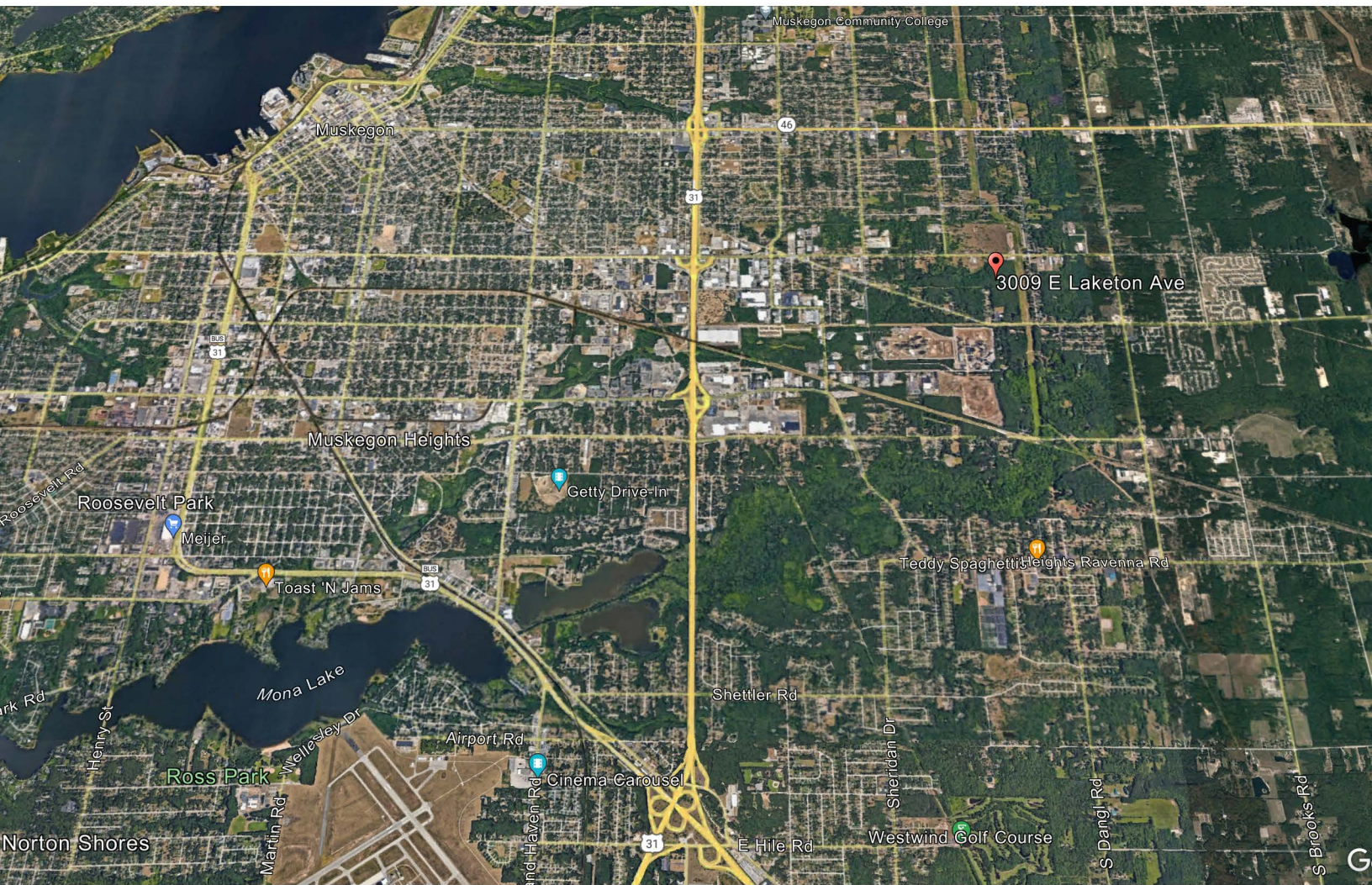
## Population

	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
2010 Population	28,179	93,509	151,113
2022 Population	27,850	93,427	153,538
2027 Population Projection	28,245	94,941	156,943
Annual Growth 2010-2022	-0.1%	0%	0.1%
Annual Growth 2022-2027	0.3%	0.3%	0.4%
Median Age	35.4	38	39.8
Bachelor's Degree or Higher	9%	15%	21%
U.S. Armed Forces	14	48	96

## Consumer Spending

	<b>5 mile Households</b>
Education & Daycare	\$36,761,571
Health Care	\$49,300,306
Transportation & Maintenance	\$226,899,933
Household	\$144,483,000
Food & Alcohol	\$254,290,119
Entertainment, Hobbies & Pets	\$141,307,931
Apparel	\$50,611,065





Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
E Laketon Ave	Industrial Blvd W	17,156	2022	0.05 mi
LAKETON AVE	Industrial Blvd W	15,535	2020	0.05 mi
INDUSTRIAL BLVD	Harvey St	613	2020	0.21 mi
US-31 ON LOOP	Harvey St	2,176	2020	0.22 mi
US-31 OFF RAMP	Harvey St	5,448	2020	0.24 mi
EVANSTON AVE	Port City Blvd	3,472	2020	0.25 mi
Evanston Avenue	Port City Blvd SW	3,622	2022	0.25 mi
Port City Blvd	E Laketon Ave N	6,878	2022	0.25 mi
East Laketon Avenue	Hwy 31 E	29,109	2022	0.28 mi
LAKETON AVE	US Hwy 31	27,368	2020	0.28 mi

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