



# Callander Commercial<sup>®</sup>

Great Retail Space on Main Thoroughfare  
3711 S Westnedge Avenue | Kalamazoo

## Great Retail Space on Main Thoroughfare Westnedge Shops

Office / Retail  
For Lease  
3711 S Westnedge Avenue  
Kalamazoo, Michigan

### Overview:

Ready-built in-line retail/office space available in well-maintained strip center on busy S. Westnedge Avenue. Open showroom or retail area, private offices and rear storage room. Great visibility, large display windows, ample parking in front and behind center.



### Information:

County:	Kalamazoo
Municipality:	City of Kalamazoo
Available for Lease:	1,858 SF
Buildings / Units:	1 Building / 1 Unit
Total Acres:	1.20 Acres
Lot Dimensions:	270' x 194'
Year Built:	1986
Zoning Code / Description:	CC / Commercial
Between Streets:	Pierce Avenue and Parker Avenue
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking Type:	Asphalt
Restrooms:	Per Unit / Per Unit
Air Conditioning:	Central Air
Utilities Available:	All Public Utilities

### Contact Information:

**Dave Keyte** (CCIM)

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### Lease Price:

**\$12.50/SF NNN**