

64 & 70 Ionia Ave SW Grand Rapids, MI 49503



53,920
Rentable SF



0.35
Acres



\$6,740,000
Sale Price

FOR SALE

- **Class A Building**
- **Full Floors Available**
- **Owner-Occupant Opportunity**
- **Building Signage**

64 & 70 Ionia is a class A mixed-use (office and retail) building located in the Entertainment District of downtown Grand Rapids, Michigan. The property is surrounded by major entertainment venues and positioned alongside developments anchored by multiple high-credit tenants.

The immediate area continues to see strong growth, supported by an expanding population of market-rate multifamily developments, destination restaurants, and hotels. These offerings create a highly walkable, amenity-rich environment ideal for users seeking a downtown presence.

With floors 3 and 4 connected by an internal staircase, this would be an ideal owner-user opportunity. Excellent visibility and building signage opportunities.

CONTACT

GARY ALBRECHT
direct 616 327 2610
mobile 616 218 3928
Gary.Albrecht@AdvantageCRE.com

BLAKE BRUURSEMA
direct 616 327 2605
mobile 616 970 8397
Blake.Bruursema@AdvantageCRE.com

MICHAEL VISSER
direct 616 327 2617
mobile 616 262 7591
Michael.Visser@AdvantageCRE.com

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SALE SNAPSHOT



53,920 SF
of Building



\$6,740,000
Sale Price

\$125/SF
Sale Price

BUILDING SNAPSHOT



City Center
Zoning



0.35
Acres



2005
Year Remodeled

SALE INFORMATION

Sale Price	\$6,740,000
Sale Price/SF	\$125.00/SF
Possession	Immediately

Building	64 Ionia	70 Ionia	64 + 70 Ionia
Assessed Value (2026)	\$2,043,900	\$887,100	\$2,931,000
Taxable Value (2026)	\$1,592,349	\$719,287	\$2,311,636
Real Estate Taxes (2025)	\$80,061.00	\$36,164.66	\$116,225.66
Winter 2025	\$3,043.00	\$1,374.54	\$4,417.54
Summer 2025	\$77,018.00	\$34,790.12	\$111,808.12

BUILDING INFORMATION

Total Building SF	61,839 SF
Lot Size	0.35 Acres
Parcel Number	41-13-25-435-005 & 41-13-25-442-001
Building Class	A
Year Built Year Remodeled	1916 2005
Construction	Block & glass
Floors	6
Parking Spaces	Street parking with parking lots and ramps in close proximity
Signage	Building
Municipality	City of Grand Rapids
Zoning	CC, City Center

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FLOOR PLAN 3RD FLOOR

Floor 3

Available Area	11,352 SF
Lease Rate/SF	\$23.00/SF
Lease Rate/Month	\$21,758.00

STACKING PLAN

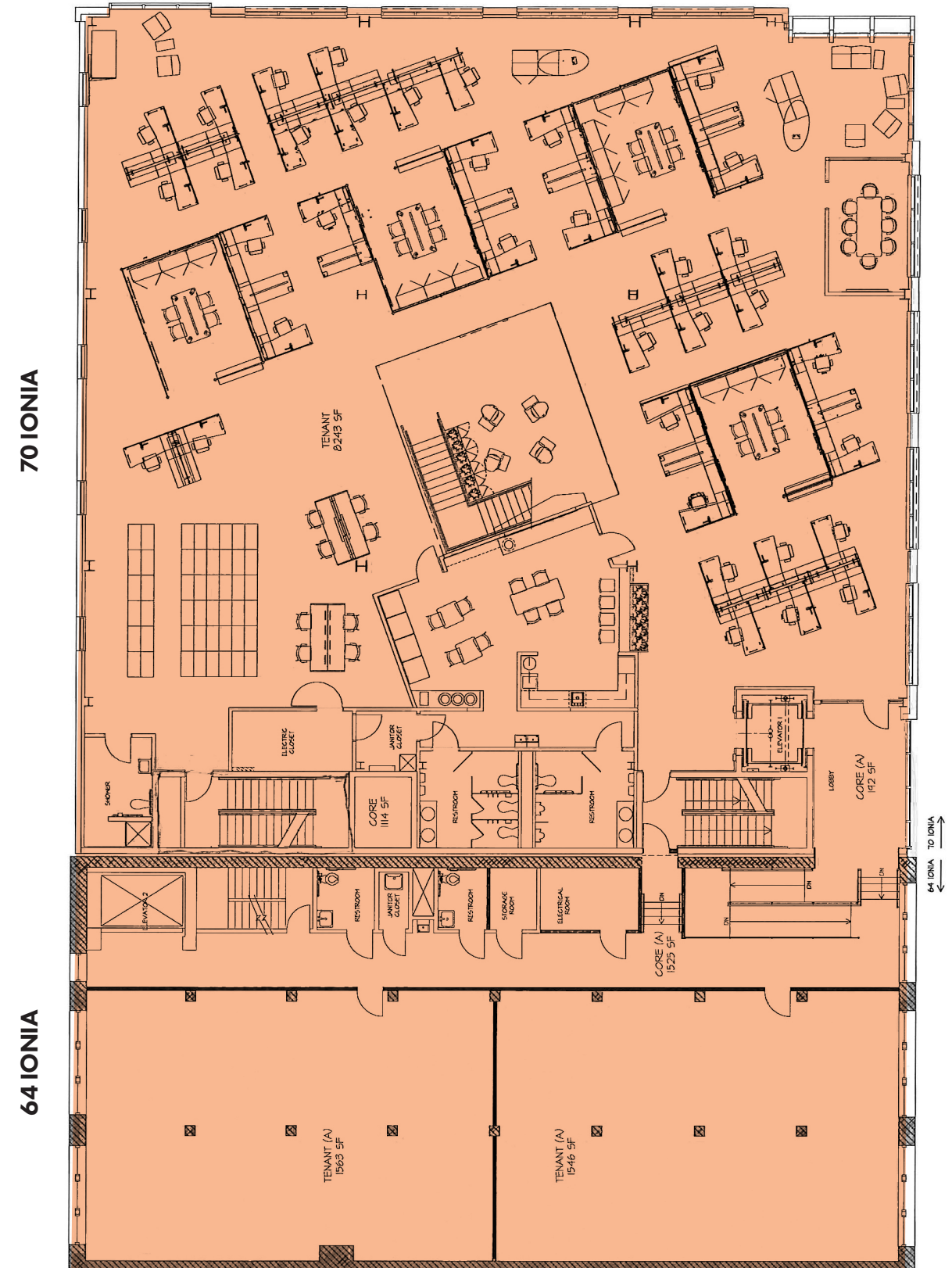
64 & 70 IONIA AVE SW

# of Floors	6
Total SF	61,839 SF
Total RSF	53,920 RSF
Available SF	35,000 RSF
Occupancy Rate	100%

FLOOR	TENANT	
6	[Vacant Space]	
5	[Luna]	[Vacant Space]
4	[Vacant Space]	
3	[Vacant Space]	
2	CURE	CURE
1	Luna	Big Mini Putt Putt
	64 IONIA	70 IONIA

KEY

[Dark Grey Box]	Vacant Space
[Orange Box]	Occupied Space
[Red Outline Box]	Not included in sale



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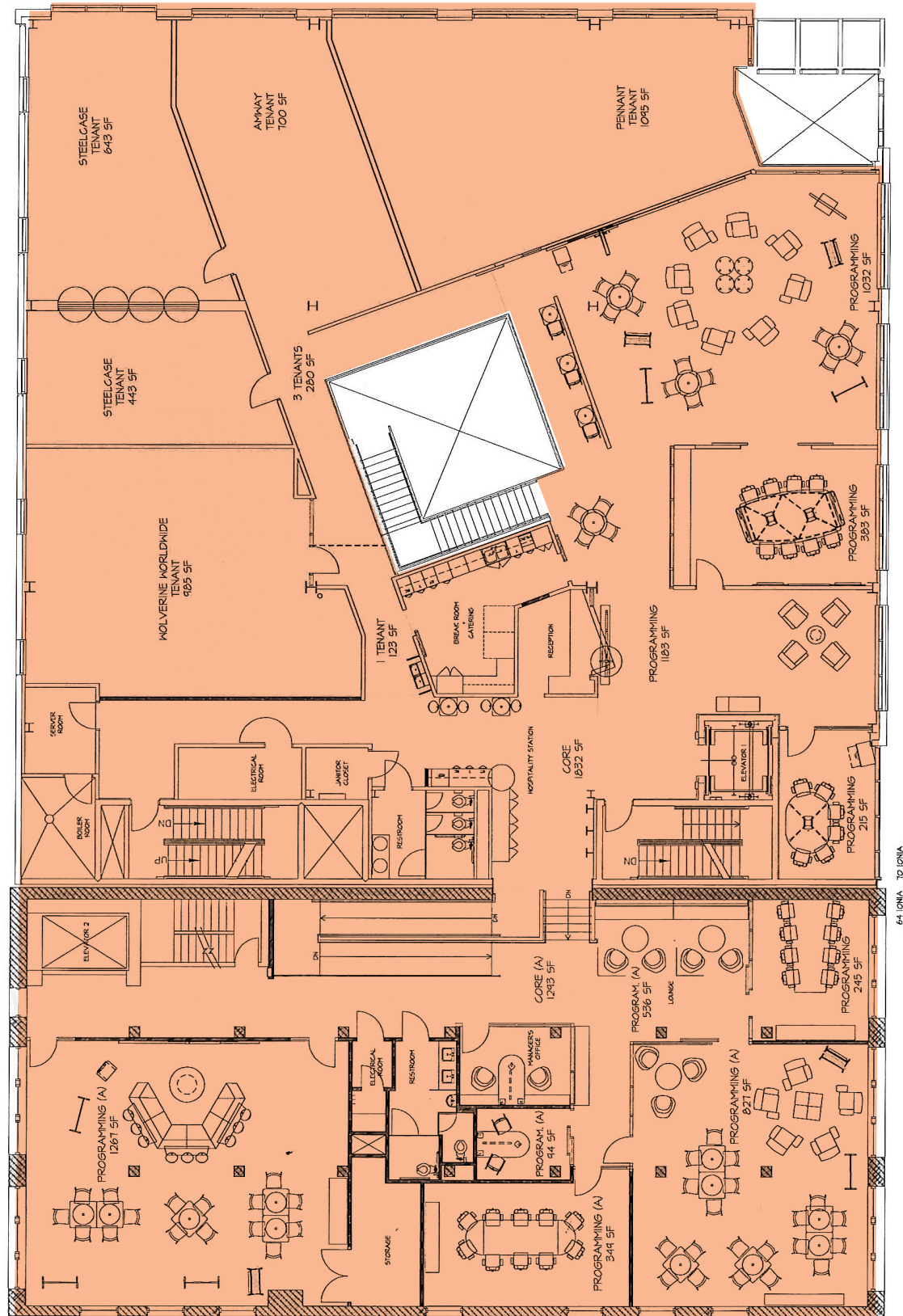
FLOOR PLAN 4TH FLOOR

Floor 4

Available Area	13,925 SF
Lease Rate/SF	\$23.00/SF
Lease Rate/Month	\$26,689.58

70 IONIA

64 IONIA

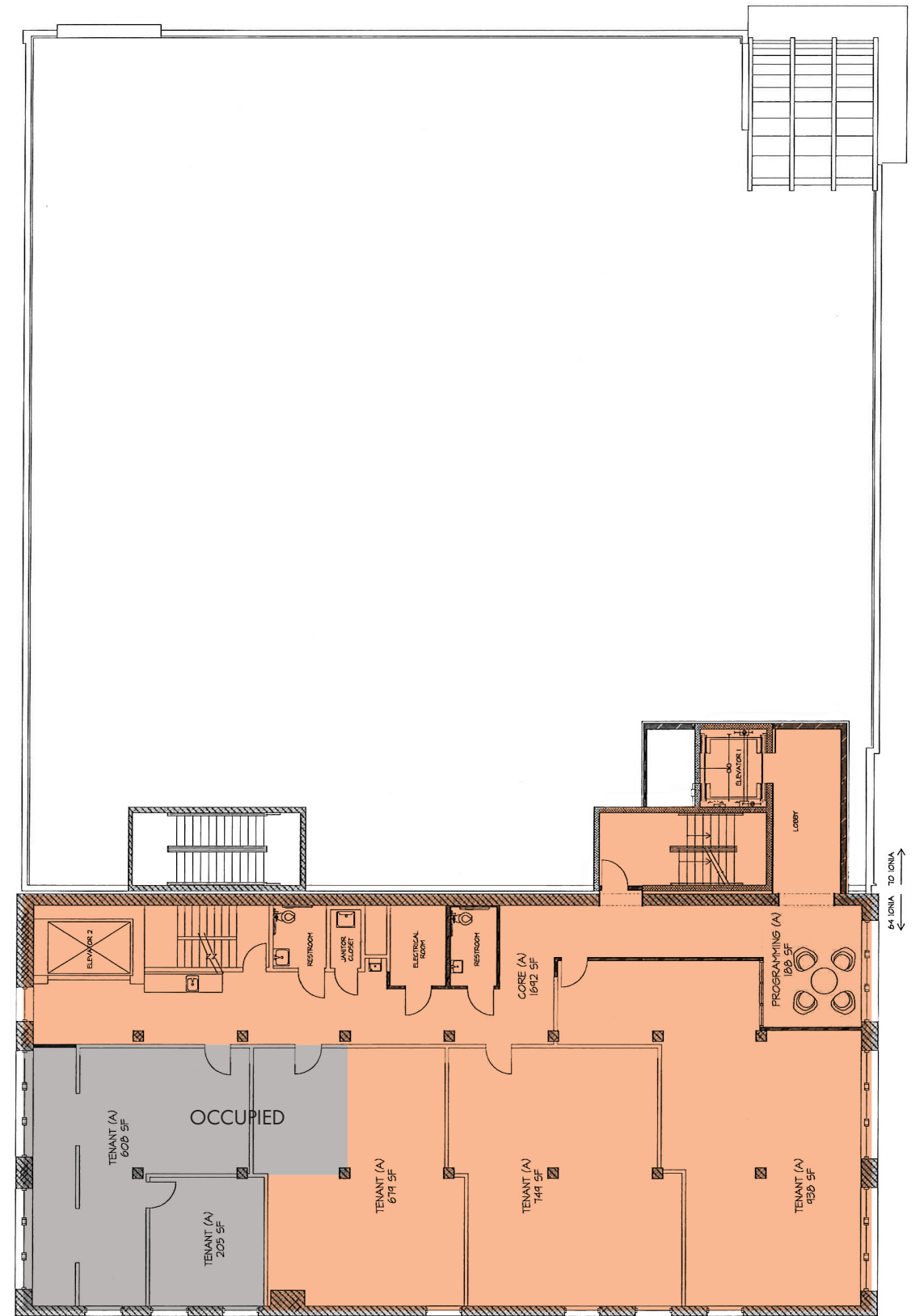


FLOOR PLAN 5TH FLOOR

Floor 5

Available Area	2,279 SF
Lease Rate/SF	\$23.00/SF
Lease Rate/Month	\$4,368.08

64 IONIA



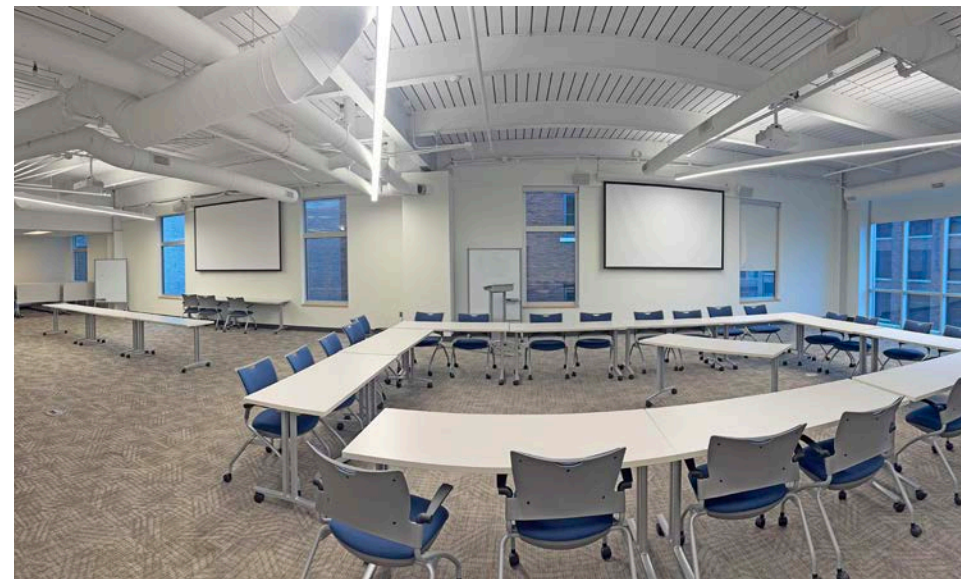
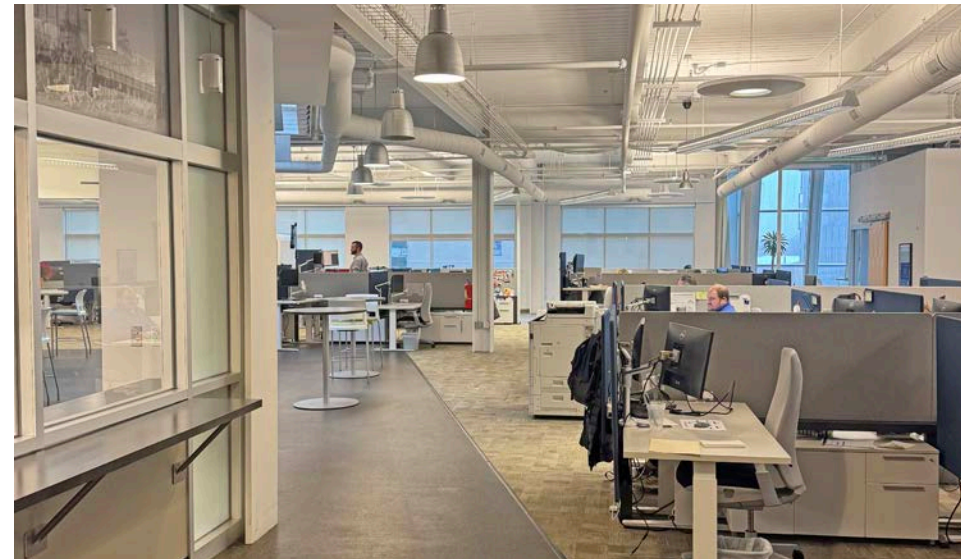
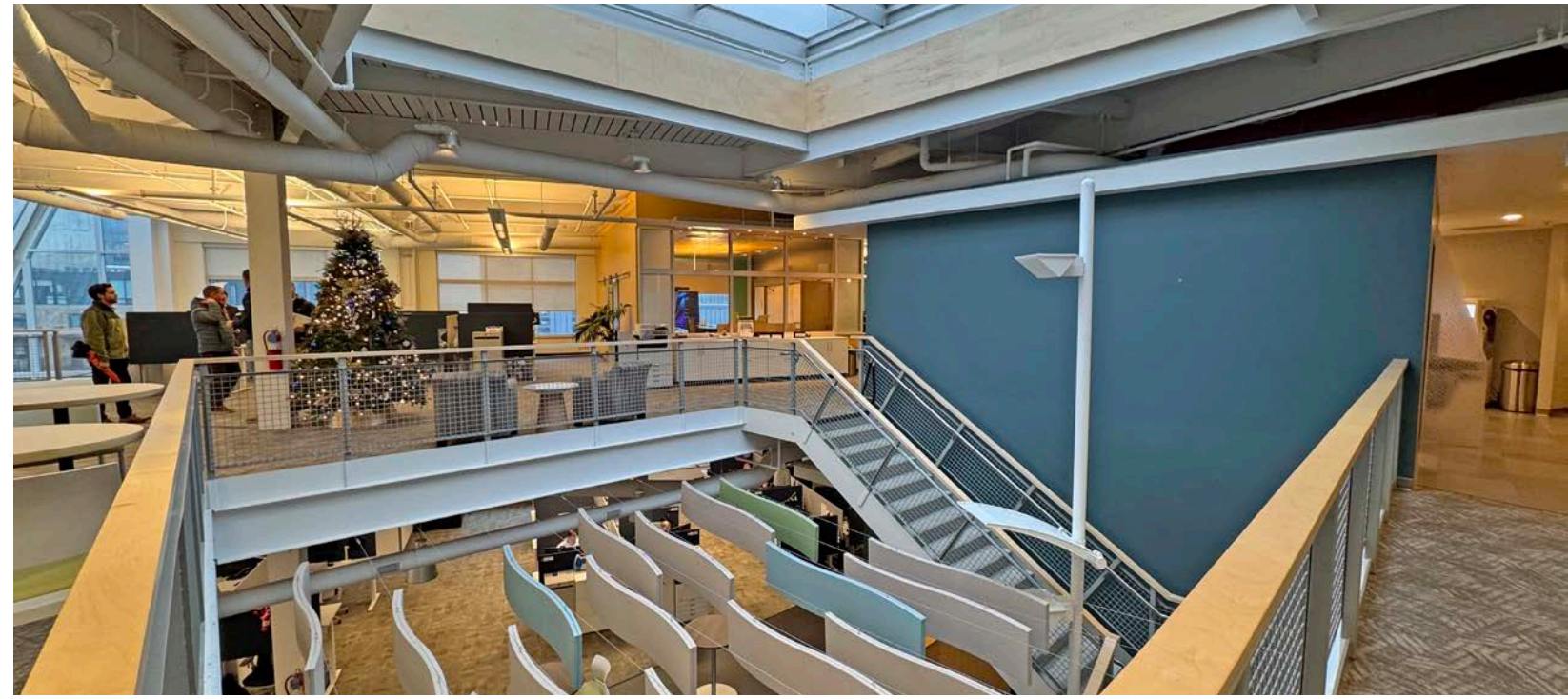
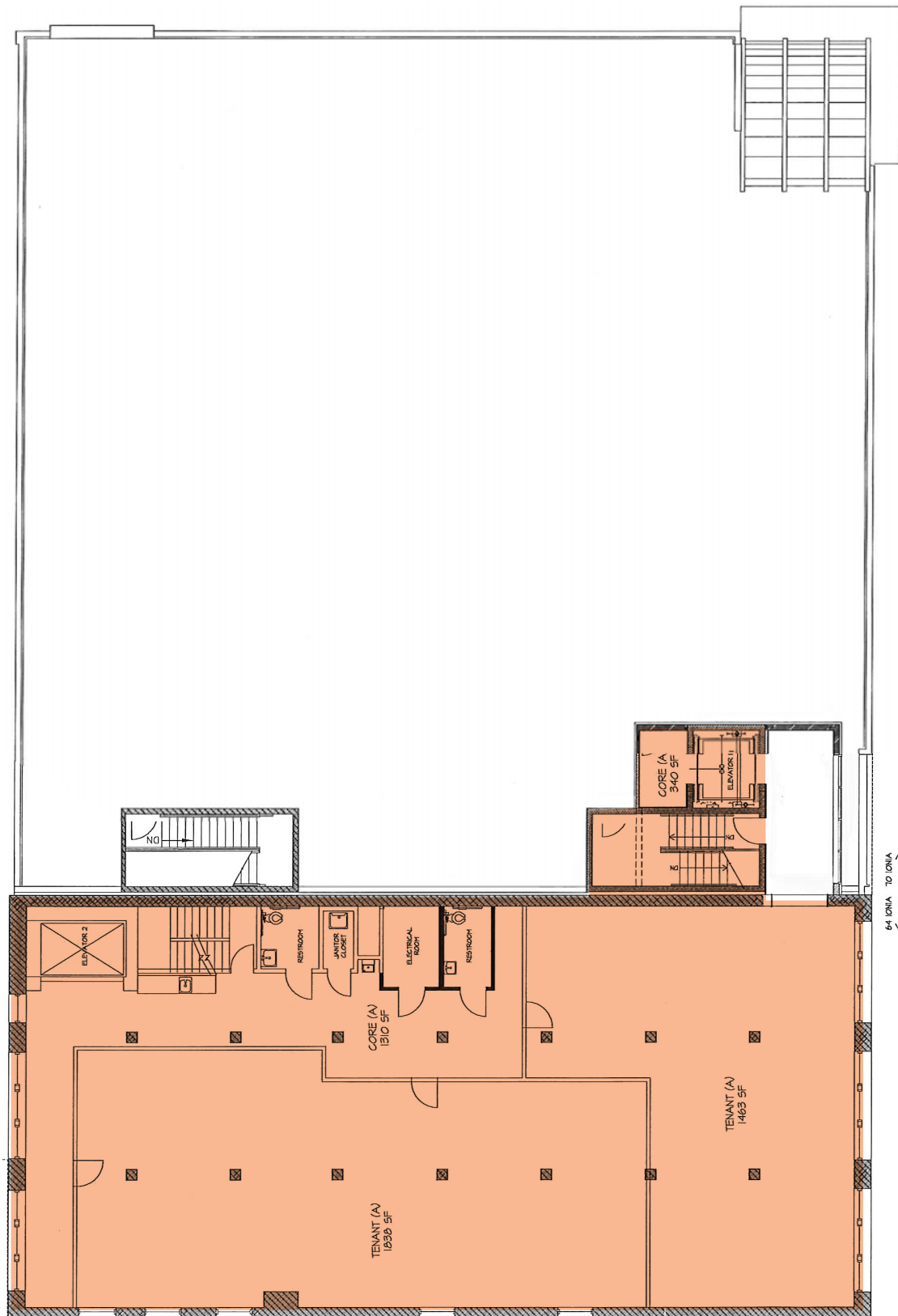
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FLOOR PLAN 6TH FLOOR

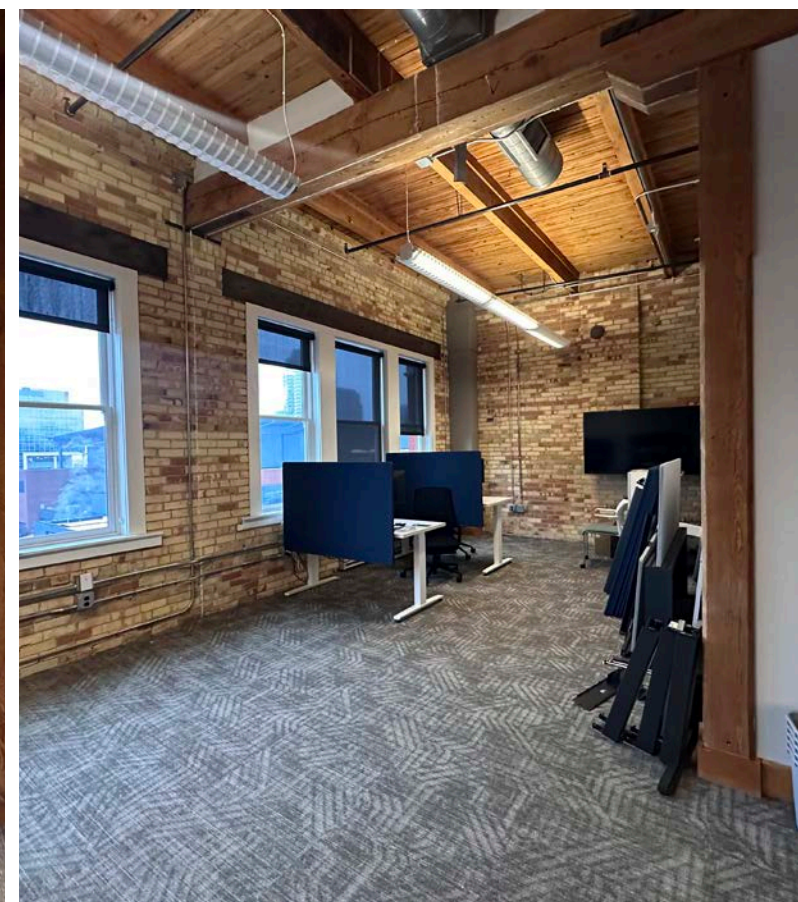
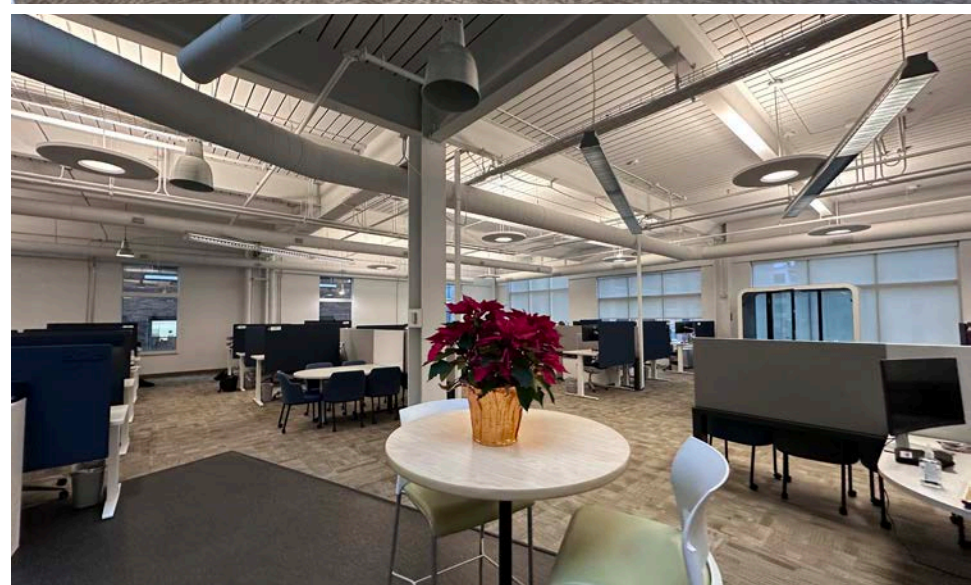
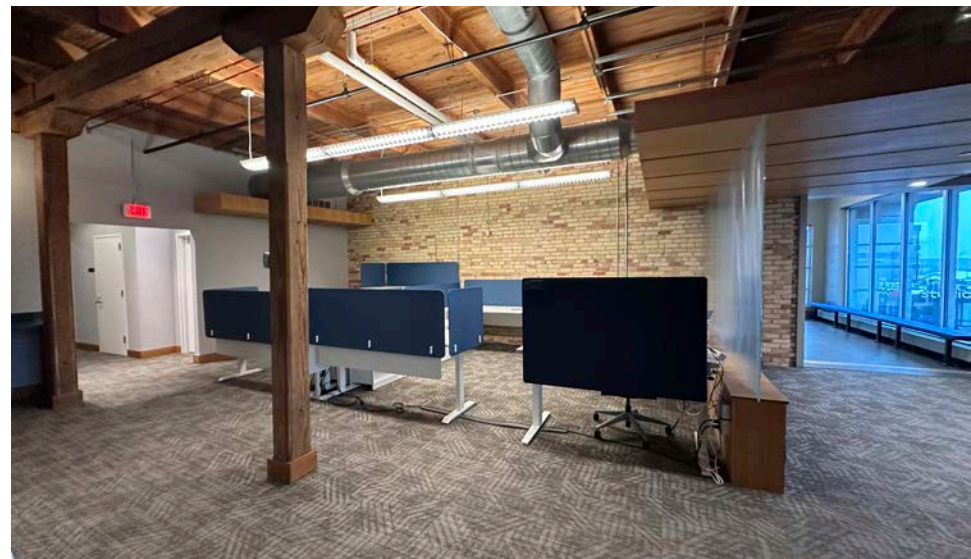
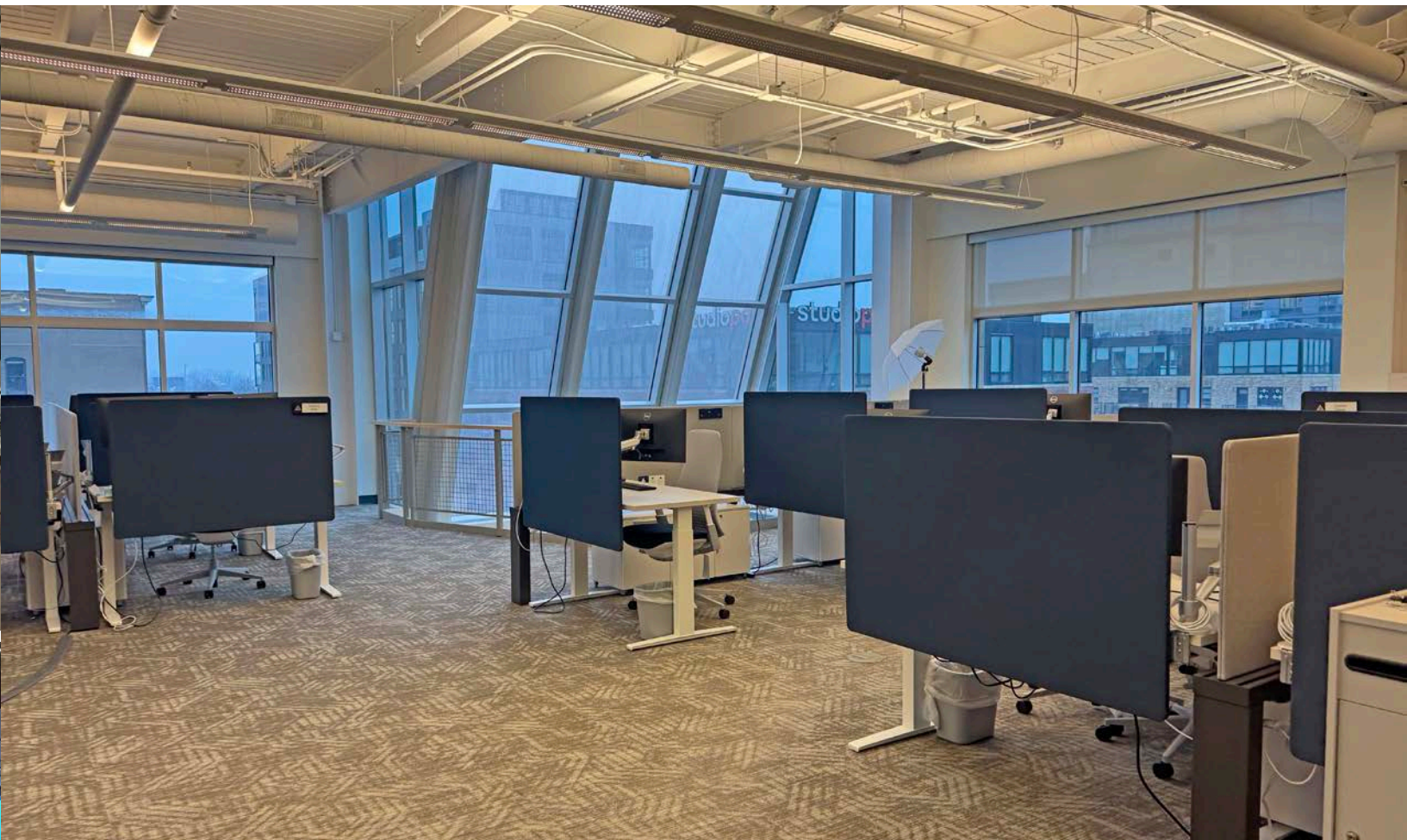
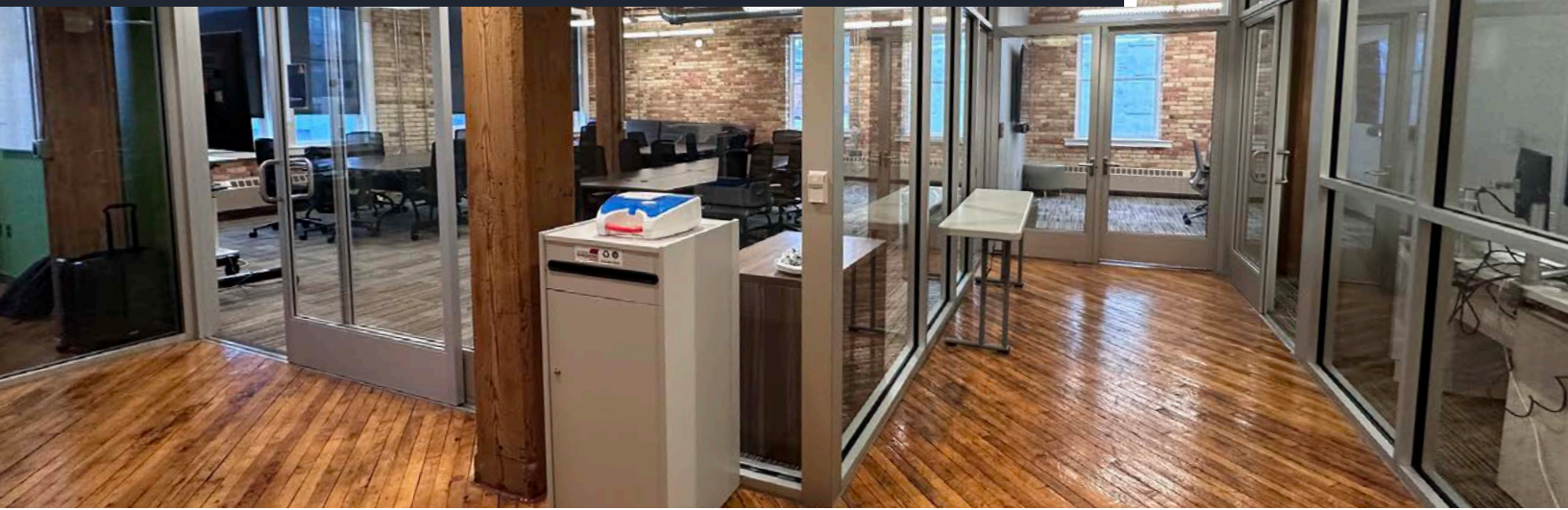
Floor 6

Available Area	3,099 SF
Lease Rate/SF	\$23.00/SF
Lease Rate/Month	\$5,939.75

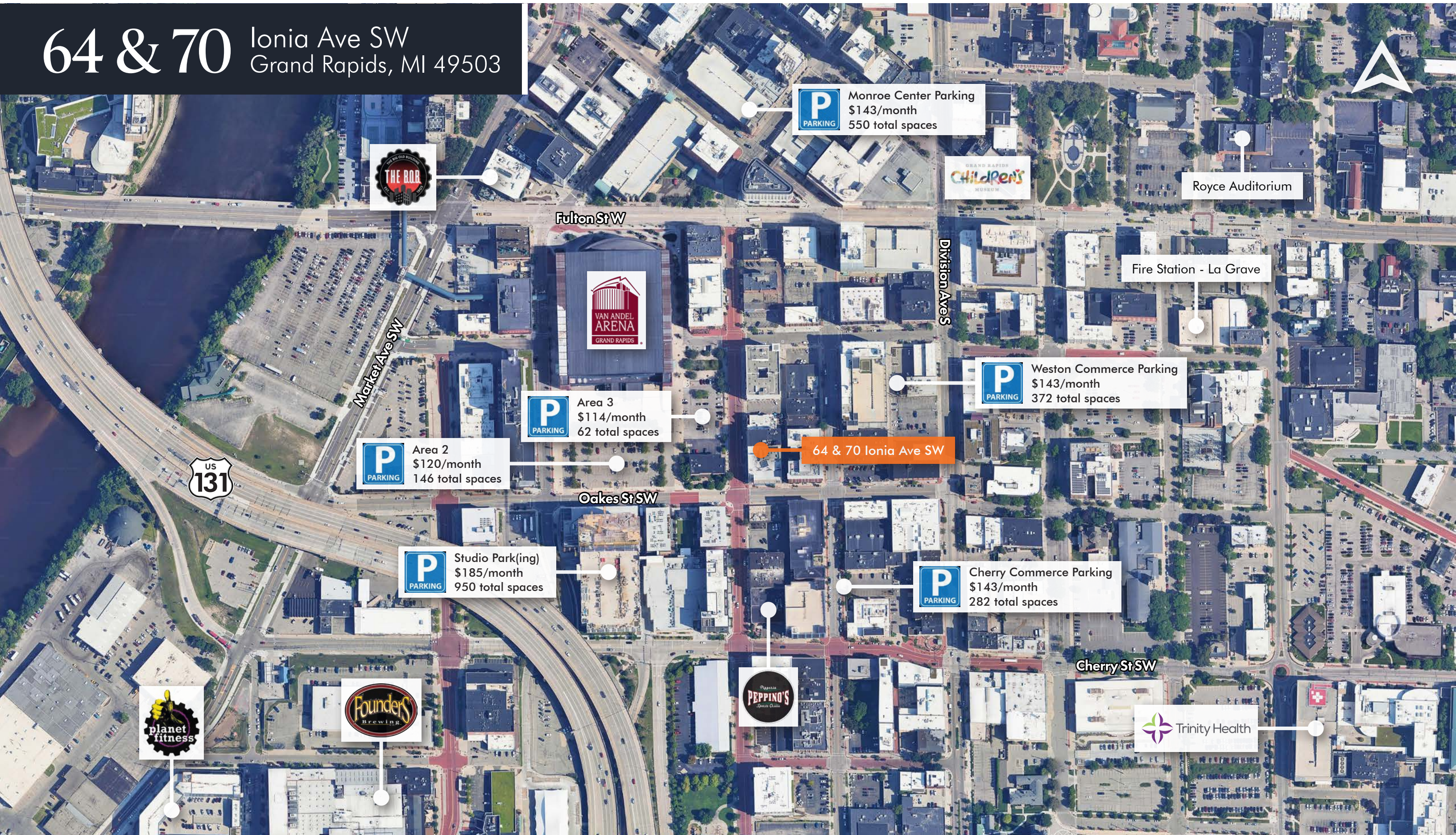
64 IONIA



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P PARKING
Monroe Center Parking
\$143/month
550 total spaces



Royce Auditorium

Fulton St W



Fire Station - La Grave

Division Ave S

P PARKING
Weston Commerce Parking
\$143/month
372 total spaces

P PARKING
Area 3
\$114/month
62 total spaces

64 & 70 Ionia Ave SW

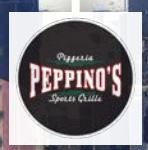
P PARKING
Area 2
\$120/month
146 total spaces

Oakes St SW

P PARKING
Studio Park(ing)
\$185/month
950 total spaces





P PARKING
Cherry Commerce Parking
\$143/month
282 total spaces

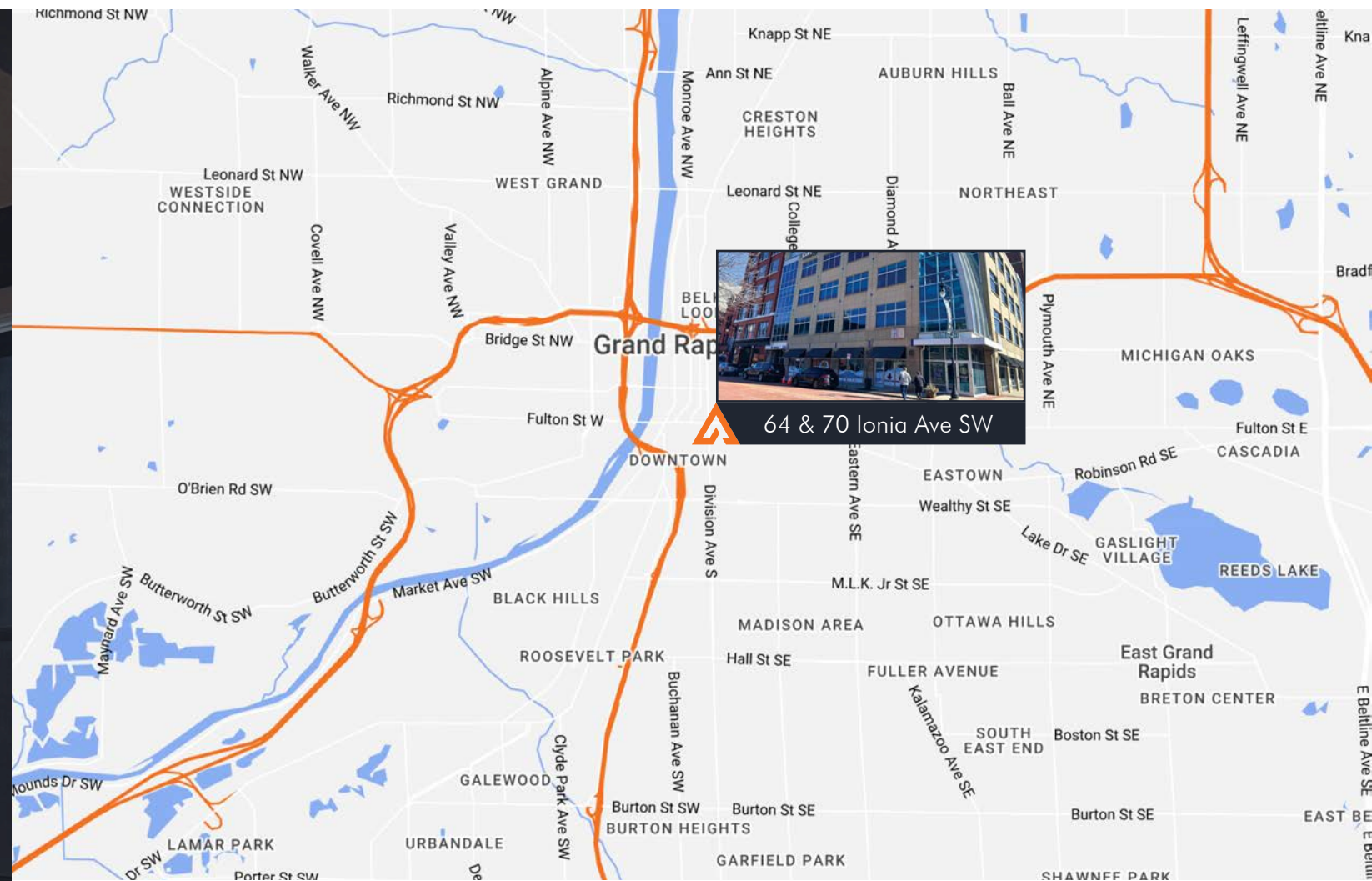
Cherry St SW



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SITE DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Total Population	18,932	147,782	264,296
 Median Age	29.5	30.8	32.8
 Total Households	9,983	57,613	104,637
 Median Income	\$65,572	\$67,371	\$73,016



PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	In Entertainment District
Gerald R. Ford International Airport	13 miles
Lansing	69 miles
Detroit	158 miles
Chicago	178 miles
Indianapolis	260 miles



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3333 Deposit Drive NE, Suite 100
Grand Rapids, MI 49546
www.AdvantageCRE.com
616 327 2800