



Available Ionia downtown retail, office and residential space for rent / lease / purchase.

Downtown Ionia

Known for its historic sandstone buildings, brick lined Main Street and majestic Ionia Theatre, the downtown offers businesses a touch of days gone by in addition to modern amenities. The beautiful Downtown Shopping District features a unique blend of shops and eateries.

If you are seeking a property within the Shopping District, please see the list of available Ionia downtown retail, office and residential space for rent / lease / purchase.

For additional information regarding the Downtown Development Authority, email Linda Curtis, DDA Director at lcurtis@ci.ionia.mi.us or the DDA office at (616) 527-1420.

If you have questions regarding zoning regulations, land use, or permits, email Jonathan Bowman, Assistant to the City Manager at jbowman@ci.ionia.mi.us or call direct at (616) 523-0147.



Address: 120 S Dexter Street
Sq. footage: Between 1,333 – 2,666 sq feet (2 areas adjacent to each other).
For lease as one or two units.
Parking: Lot at site – free parking
Current use: Last use or proposed uses: Retail, vacant bays
Contact: Ben Muller Realty – Jessica McGowan jmccgowan@mullerrealty.com
Pricing: \$1,972 per month NNN fees and utilities



Address: 423 West Main Street
Sq. Footage: 1,500 SF plus unique to Ionia 500 SF private alley patio
Pricing / Rent: Terms negotiable, improvement package available
Parking: Two spaces behind property. City lot on corner of Adams and Steele
Contact: Dustin Sommer at The Development Studio at dustin@ambitdevelopmentstudio.com
(616) 826-4313



Address: 340 West Main Street

Sq. Footage: 2,500 SF plus access to storage area located in basement – available December 1, 2024.

Pricing / Rent: Graduated rent increases to assist business startups. Multi-year agreement.

Year 1: \$ 800 per month plus utilities

Year 2: \$1,000 per month plus utilities

Year 3: \$1,200 per month plus utilities

Year 4: \$1,400 per month plus utilities

Year 5: \$1,500 per month plus utilities

Security deposit: \$800

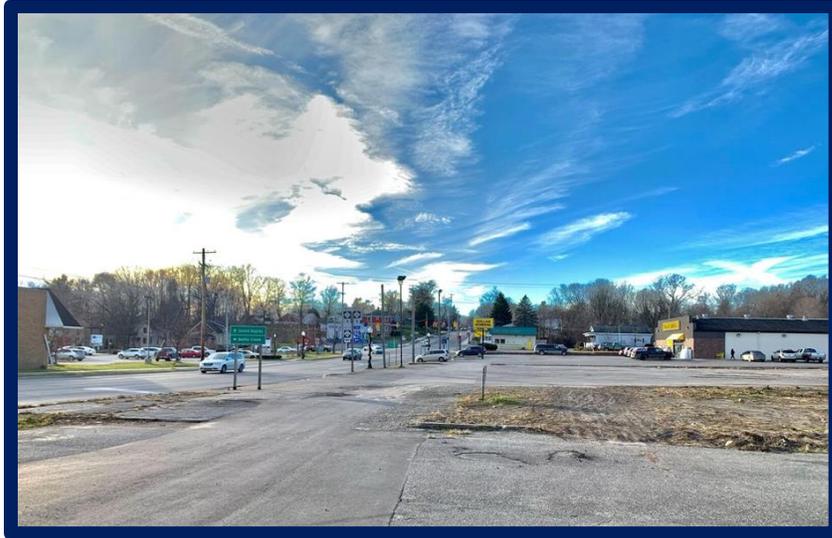
Residential units:

Currently two one bedroom units available (October 2024).

Unit 1: \$950 per month includes water / sewer. Tenants responsible for all other utilities.

Unit 2: \$1,200 per month includes water / sewer. Tenants responsible for all other utilities.

Contact: Alen Underwood at (517) 528-9753 or by email at alen@firstcontracting.net



Address: 428 East Lincoln Avenue

Lot size: 3.46 acres

Sale pricing: \$374,000 – August 2024

Contact: Realtor Cathy Hoppough – KW Rivertown Hoppough (616) 915-2890



Address: 431 West Lincoln Avenue (formerly Rite Aid Pharmacy with drive up window)

Sq. Footage: 11,180 +/- sq. feet Constructed in 2006

Lot size: .98 acres Located on corner of W Lincoln Avenue (M-21) and Dexter Street (M-66) with combined traffic daily count of 24,000 VPD

Sale pricing: Best offer. Please contact Dante Hargis (248) 702-0289

Contact: Encore Real Estate Investment Services: Dante Hargis (248) 702-0289