

1014 GRATIOT Avenue, Saginaw, Michigan 48602-2213

MLS#: **20221046920**
 Status: **Active**

Prop Type: **Real Estate Only**

LP: **\$599,000**
 OLP: **\$599,000**



Location Information

County: **Saginaw**
 City: **Saginaw**
 Mailing City: **Saginaw**
 MLS Area: **73072 - Saginaw**
 School Dist: **Saginaw City**
 Location: **Brockway and Gratiot**
 Directions: **Corner of Brockway and Gratiot**

Lot Information

Acreage: **0.09**
 Lot Dim: **132.50 x 58.00**
 Road Frt Feet: **400**
 Water Frt Ft:
 Side of Str:

General Information

Year Built/Rmd: **1879**
 #Units/ \$ Lsd: **0 / -%**
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments:

Business Information

Zoning: **Commercial**
 Current Use: **Retail**
 Bus Type:
 Licenses: **Other**
 Rent Incl:
 Inv List:
 Inv Incl: **No**
 APOD Avail:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Income and Expenses

Monthly Sales:
 Annl Net Inc:
 Annl Gross Inc: **0**
 Annl Oper Exp: **0**

Access To / Distance To

Airport:
 Interstate:
 Railroad:
 Waterway:

Square Footage

Est Sqft Ttl: **4,985**
 Est Sqft Main: **4,985**
 Est Sqft Office:

Recent CH: **09/29/2022 : New : PS->ACTV**

Listing Information

Listing Date: **09/29/2022** Pending Date:
 Terms Offered: **Assumable (Asm-Lend App), Cash, Contract, Conventional, Owner May Carry(Purchase Money Mortgage)** Exclusions:
 Access: **Appointment/LockBox** Possession: **At Close** Trans Type: **Sale**
 Land DWP: **\$100,000** Land Int Rate: **12** Land Payment: **\$4,000** Short Sale: **No**
 Land Terms: **48**

Features

Arch Level:
 Foundation Ft:
 Heating Fuel: **Natural Gas** Exterior: **Vinyl**
 Water Source: **Public (Municipal)** Plant Heating:
 Out Buildings: Sewer: **Public Sewer (Sewer-Sanitary)**
 Road Frontage: **Paved**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
<u>Legal/Tax/Financial</u>						

Property ID: **18088800000** Ownership: **Agent Owned (Broker/Agent)**
 Tax Summer: **\$3,290** Tax Winter: **\$554** Other/Spec Asmt: **0.00**
 SEV: **50,800.00** Taxable Value: **48,953.00** Occupant: **Vacant**
 Legal Desc: **LOT 1, EXC WLY 87.5 FT, WM.SEYFFARDT'S ADDITION**
 Subdivision: **WM SEYFFARDTS ADD**

Office Information

Office: **Keller Williams Home**

Remarks

Pub Rmks: **Great location for this cannabis dispensary. All site plans approved and the marihuana special use permit comes with property. Architect plans are completed, plans call to build out roughly 2,000 SF to start. Environmental and survey completed. All plans and SUP included with sale of this future marijuana store location. After Buildout Value appraised for \$3,200,000. Everything you need to get started to build out!**