

1726 10TH Avenue, Port Huron, Michigan 48060-3102

MLS#: **20230010361** Prop Type: **Business And Real Estate**
 Status: **Active**

LP: **\$139,999**
 OLP: **\$139,999**



Location Information

County: **St. Clair**
 City: **Port Huron**
 Mailing City: **Port Huron**
 MLS Area: **10152 - Port Huron**
 School Dist: **Port Huron**
 Location: **10th Ave and Pine Grove**
 Directions: **Located right on 10th Ave**

Lot Information

Acreage: **0**
 Lot Dim: **54.90 x 100.00**
 Road Frt Feet: **54**
 Water Frt Ft:
 Side of Str:

General Information

Year Built/Rmd: **1960**
 #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: **Automotive, Commercial**
 Bus Type:
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl: **No**
 APOD Avail:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Income and Expenses

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

Access To / Distance To

Airport:
 Interstate:
 Railroad:
 Waterway:

Square Footage

Est Sqft Ttl: **786**
 Est Sqft Main: **786**
 Est Sqft Office: **786**

Recent CH: **02/11/2023 : New : PS->ACTV**

Listing Information

Listing Date: **02/11/2023** Pending Date:
 Terms Offered: **Cash, Contract, Owner May Carry(Purchase Money Mortgage)** Off Mkt Date:
 Access: **Lock Box** Exclusions:
 Land DWP: **\$75,000** Land Int Rate: **8.5** Possession: **At Close** Trans Type: **Sale**
 Land Payment: **\$3,000** Land Terms: **24** Short Sale: **No**

Features

Arch Level: **1 Story** Exterior: **Vinyl, Wood**
 Foundation: **Slab** Foundation Mtrl:
 Fencing:
 Heating Fuel: **Natural Gas** Heating: **Baseboard**
 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
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Legal/Tax/Financial

Property ID: **74063650504000** Ownership: **Standard (Private)**
 Tax Summer: **\$2,113** Tax Winter: **\$104** Other/Spec Asmt: **0.00**
 SEV: **35,900.00** Taxable Value: **35,900.00** Occupant: **Vacant**
 Legal Desc: **LOT 4 BLK 56 SUBDIVISION OF THE FORT GRATIOT MILITARY RESERVATION**
 Subdivision: **FORT GRATIOT MILITARY RESERVATION SUB**

Office Information

Office: **New Michigan Realty, LLC**

Remarks

Pub Rmks: **Used Car Lot with dealer license available! Lot can fit up to 15 cars. Garage can be used for detailing cars to generate more revenue. Garage is also heated and insulated. Owner used to do 18-20 cars per month in sales, mostly from the internet sales. The dealer license alone holds significant value. Class B Dealer License. Land contract terms are available. Owner will look at all offers. IDRBNB BATVAI**