

185 W LAKETON Avenue, Muskegon, Michigan 49441-2652

MLS#: **20221046949**
 Status: **Active**

Prop Type: **Real Estate Only**

LP: **\$2,800,000**
 OLP: **\$2,800,000**



Location Information

County: **Muskegon**
 City: **Muskegon**
 Mailing City: **Muskegon**
 MLS Area: **61102 - Muskegon**
 School Dist: **Muskegon**
 Location: **Laketon and Commerce**
 Directions: **Corner of Commerce and Laketon**

Lot Information

Acreage: **0.75**
 Lot Dim: **400x200**
 Road Frt Feet: **400**
 Water Frt Ft:
 Side of Str:

General Information

Year Built/Rmd: **1965**
 #Units/ \$ Lsd: **0 / -%**
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments:
Income and Expenses
 Monthly Sales:
 Annl Net Inc:
 Annl Gross Inc: **0**
 Annl Oper Exp: **0**

Business Information

Zoning: **Commercial**
 Current Use: **Retail**
 Bus Type:
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl: **No**
 APOD Avail:
Access To / Distance To
 Airport:
 Interstate:
 Railroad:
 Waterway:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Square Footage
 Est Sqft Ttl: **10,080**
 Est Sqft Main: **10,080**
 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, Conventional**
 Access: **Appointment/LockBox**
 Off Mkt Date:
 Exclusions:
 Possession: **At Close**
 Trans Type: **Sale**
 Short Sale: **No**

Features

Arch Level: **1 Story**
 Foundation Ft:
 Water Source: **Public (Municipal)**
 Out Buildings:
 Exterior: **Block/Concrete/Masonry**
 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: **24232012000100**
 Tax Summer: **\$4,000** Tax Winter: **\$5,000**
 SEV: **110,200.00** Taxable Value: **57,899.00**
 Legal Desc: **CITY OF MUSKEGON DENNIS SMITH & COS SOUTH SD ADD BLK 12 LOTS 1-3 & 13 & 14 ALSO 1/2 VAC ALLEY BET LOTS 1-2 & 14-13**
 Subdivision: **DENNIS SMITH & COS SOUTH SIDE ADD**
 Ownership: **Agent Owned (Broker/Agent)**
 Other/Spec Asmt: **0.00**
 Occupant: **Vacant**

Office Information

Office: **Keller Williams Home**

Remarks

Pub Rmks: **Great location for this Licensed 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 3,000 SF for the store. Environmental and survey completed. All plans and SUP included with sale of this future marijuana store location. Buildout of the store is roughly 70% completed. Estimated three months to completion. After Buildout Value is appraised at \$4,000,000.**