

221 E SAGINAW Street, Breckenridge Vlg, Michigan 48615-2511

MLS#: **20221058391**
 Status: **Active**

Prop Type: **Real Estate Only**

LP: **\$74,500**
 OLP: **\$119,000**



Location Information

County: **Gratiot**
 Village: **Breckenridge Vlg**
 Mailing City: **Breckenridge**
 MLS Area: **29042 - Breckenridge Vlg**
 School Dist: **Breckenridge**
 Location: **E SAGINAW ST AND N 8TH ST**

Lot Information

Acreage: **0.05**
 Lot Dim: **36.00 x 63.00**
 Road Frt Feet: **12**
 Water Frt Ft:
 Side of Str: **E**

Directions:

WD L 543 P 653 VILLAGE OF BRECKENRIDGE ORIGINAL PLAT, COM 88 FT E OF SW COR OF BLK 19, TH E 36 FT, N 63.6 FT, W'LY PARALLEL TO & DISTANT 25 FT S'LY FROM MEASURED AT RT ANGLES TO THE CENTER LINE OF RR MAIN TRACK A DISTANCE OF 36.2 FT S 59.3 FT TO BEG, BLOCK 19.

General Information

Year Built/Rmd:
 #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, Office, Recreation**
 Current Use: **Commercial, Convenience Store, Mixed Use, Office, Se**
 Bus Type:
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl: **No**
 APOD Avail:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Income and Expenses

Monthly Sales:
 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:
 Est Sqft Main: **2,160**
 Est Sqft Office:

Recent CH: **11/11/2022 : DOWN : \$119,000->\$74,500**

Listing Information

Listing Date: **11/03/2022** Pending Date:
 Terms Offered: **Cash, Conventional** Off Mkt Date:
 Access: **Lock Box** Exclusions:
 Possession: **At Close** Trans Type: **Sale**
 Short Sale: **No**

Features

Arch Level:
 Foundation: **Slab** Exterior: **Aluminum, Brick**
 Foundation Ft:
 Fencing:
 Water Source: **Public (Municipal)** Foundation Mtrl:
 Out Buildings:
 Heating: **Forced Air**
 Sewer: **Public Sewer (Sewer-Sanitary)**
 Road Frontage: **Class A**

Unit Information

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

Property ID: **4211900900** Ownership: **Standard (Private)**
 Tax Summer: **\$227** Other/Spec Asmt: **0.00**
 SEV: **89,500.00** Taxable Value: **19,531.00** Occupant: **Owner**
 Legal Desc: **WD L 543 P 653 VILLAGE OF BRECKENRIDGE ORIGINAL PLAT, COM 88 FT E OF SW COR OF BLK 19, TH E 36 FT, N 63.6 FT, W'LY PARALLEL TO & DISTANT 25 FT S'LY FROM MEASURED AT RT ANGLES TO THE CENTER LINE OF RR MAIN TRACK A DISTANCE OF 36.2 FT S 59.3 FT TO BEG, BLOCK 19.**
 Subdivision: **VILLAGE OF BRECKENRIDGE ORIG PLAT**

Office Information

Office: **Keller Williams Home**

Remarks

Pub Rmks: **2160sqft. Building located in Downtown HIGH TRAFFIC and FOOT TRAFFIC Commercial Property. HIGH DEMAND Commercial Building next to Dollar General, Marathon Gas Station, Golf Course, and Car Dealerships, etc... with lots of options to grow your success. C-1 Commercial Retailer Zoning. Also, Approved for Recreational Marijuana Provisioning Center by the city of Breckenridge**