

2455 S OTSEGO Avenue, Gaylord, Michigan 49735-9409

MLS#: **2210081599**
 Status: **Active**

Prop Type: **Business And Real Estate, Commercial**

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



Location Information

County: **Otsego**
 City: **Gaylord**
 Mailing City: **Gaylord**
 MLS Area: **69072 - Gaylord**
 School Dist: **Gaylord**
 Location: **N of I 75 / E of S otsego**
 Directions: **Take I75**

Lot Information

Acreage: **0.56**
 Lot Dim: **100x351**
 Road Frt Feet: **100**
 Water Frt Ft:
 Side of Str:

General Information

Year Built/Rmd: **1950/2012**
 #Units/ \$ Lsd: **0 / 0%**
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments: **No**

Business Information

Zoning: **Commercial**
 Current Use: **Vacant**
 Bus Type: **Retail**
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl:
 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: **2,400**
 Est Sqft Main: **1,574**
 Est Sqft Office: **926**

Recent CH: **09/28/2021 : New : ->ACTV**

Listing Information

Listing Date: **09/28/2021** Pending Date:
 Terms Offered: **Cash, Conventional, Warranty Deed**
 Access: **Lock Box**
 Off Mkt Date:
 Exclusions: **No**
 Possession: **At Close**
 Trans Type: **Sale**
 Short Sale: **No**

Features

Arch Level: **1 Story**
 Foundation: **Slab**
 Foundation Ft:
 Exterior: **Vinyl**
 Exterior Feat:
 Heating Fuel: **Natural Gas**
 Wtr Htr Fuel: **Natural Gas**
 Water Source: **Municipal Water**
 Out Buildings: **Pole Barn**
 Entry Location:
 Foundation Mtrl: **Block**
 Roof Mtrl: **Composition**
 Heating: **Forced Air**
 Plant Heating:
 Office Heating: **Forced Air**
 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: **10211000078500**
 Tax Summer: **\$1,200** Tax Winter: **\$250**
 SEV: **97,800.00** Taxable Value:
 Legal Desc: **COMM AT N 1/4 COR, TH S030'13"E 1316.3', TH N8143'20"W 83.56', TH S0139'E 800', ALG C/L US-27 TO POB, TH S8137'47"E 351.**
 Ownership: **Private - Owned**
 Other/Spec Asmt:

Office Information

Office: **Keller Williams Home**

Remarks

Pub Rmks: **Adult use marijuana retail location! Currently has a city permit with special use approval. Great location right off exit. Boarder cities have NOT opted in. Owner is currently trying to sell a few licensed properties to complete the rest of his projects. Feel free to ask about other properties.**