

2848 S OLD US HIGHWAY 23, Brighton Twp, Michigan 48114-8601

MLS#: **2210103482**
 Status: **Active**

Prop Type: **Real Estate Only**

LP: **\$650,000**
 OLP: **\$650,000**



Location Information

County: **Livingston**
 Township: **Brighton Twp**
 Mailing City: **Brighton**
 MLS Area: **01122 - Brighton Twp**
 School Dist: **Brighton**
 Location: **N of Hilton / W of Old 23**
 Directions: **North of Hilton on west side of road**

Lot Information

Acreage: **1.81**
 Lot Dim: **166.20X158.30**
 Road Frt Feet: **166**
 Water Frt Ft:
 Side of Str:

General Information

Year Built/Rmd: **2001**
 #Units/ \$ Lsd: **0 / -%**
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments: **No**
Income and Expenses
 Monthly Sales: **0**
 Annl Net Inc: **0**
 Annl Gross Inc: **0**
 Annl Oper Exp: **0**

Business Information

Zoning: **Commercial**
 Current Use: **Liquor store is leaving**
 Bus Type:
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl:
 APOD Avail:
 Zone Conform:
 Rent Cert'd:
 Restrictions:

Access To / Distance To

Airport:
 Interstate:
 Railroad:
 Waterway:

Square Footage
 Est Sqft Ttl: **6,852**
 Est Sqft Main:
 Est Sqft Office:

Recent CH: **12/29/2021 : New : ->ACTV**

Listing Information

Listing Date: **12/28/2021** Pending Date:
 Terms Offered: **Cash, Conventional Appointment**
 Access:
 Off Mkt Date:
 Exclusions:
 Possession: **Negotiable**
 Trans Type: **Sale**
 Short Sale: **No**

Features

Foundation Ft:
 Water Source: **Municipal Water**
 Out Buildings:
 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: **1217400026** Ownership: **Private - Owned**
 Tax Summer: **\$9,756** Tax Winter: **\$3,442** Other/Spec Asmt: **0**
 SEV: **379,200.00** Taxable Value: **312,588.00**

Legal Desc: **PART OF THE SE 1/4 OF SEC 17, T2N-R6E, DESC AS: BEG AT THE SE COR OF LOT 10 OF "ALGER PINES ESTATES NO. 1" AND THE W'LY R.O.W. LN OF OLD US 23; RUNNING TH N78*08'44"E 66.94 FT ALG THE S'LY LN OF SAID PLAT EXTENDED TO THE C-L OF OLD US 23 AND A PT ON A CURVE; TH SW'LY 191.44 FT ALG THE ARC OF A CURVE LEFT AND ON THE C-L OF OLD US 23 WITH A CENTRAL ANGLE OF 02*52'17" AND A RADIUS OF 3819.83 FT, THE LONG CHORD OF WHICH BEARS S13*14'41"W, A DISTANCE OF 191.42 FT TO A PT ON THE CURVE; TH N78*11'28"W 60.00 FT TO THE W'LY R.O.W. LN OF OLD US 23; TH N78*11'28"W 40.28 FT; TH S78*05'00"W 64.85 FT; TH N11*55'00"W 7.36 FT; TH N70*38'39"W 33.10 FT; TH N82*51'07"W 35.23 FT; TH S49*56'57"W 20.17 FT; TH S78*05'00"W 39.07 FT; TH S19*27'16"W 24.68 FT; TH DUE W 27.35 FT; TH S05*01'04"W 41.46 FT; TH N84*58'56"W 174.54 FT; TH N04*15'55"E 115.79 FT TO THE S LN OF SAID LOT 10 OF "ALGER PINES ESTATES NO. 1"; TH N78*08'44"E 475.94 FT ALG THE S LN OF LOT 10 OF "ALGER PINES ESTATES NO. 1" TO THE P.O.B.**

Subdivision: **ALGER PINE ESTATES NO 1**

Office Information

Office: **New Michigan Realty, LLC**

Remarks

Pub Rmks: **Value add shopping center/building for sale sitting on an enormous 1.8+ acre lot. With 39 parking spaces, and a huge lot, the potential possibilities are limitless for whatever types of businesses (restaurant, bar/grill, daycare, real estate office, office space) you can put here. Lease rates in the area are \$14-\$17.50/sq ft and that would make this a 12.3% cap rate at \$14/sq ft. - Seller is motivated, bring all offers! Price does NOT include any store fixtures or licenses. Those can be purchased separately for an additional price. It would be impossible to build this structure on this property for the list price.**