



List Number: 25059003
Municipality: Lawton Vllg
County: Van Buren
Property Sub-Type: Retail
Total # Bldgs: 1
Total # Units: 1
Fin Bldg Lvl: 320
Lot Acres: 0.03
Lot Dimensions: 60 x 20
Lot Measurement: Acres
Lot Square Footage: 1,307
New Construction: No
Tax ID #: 80-45-900-400-24
Road Frontage: 60
Total SqFt: 360
Year Built: 1956
Status: Active
List Price: 195,000
Original List Price: \$195,000
List Price/SqFt: \$541.67
Days On Market: 1
Cumulative DOM: 1
Expiration Date: 03/01/2026
Waterfront: No
Directions: Lawton MI - M-40 "South Main Street" to East 2nd Street, turn west on East 2nd Street (1/2 Block on WEST corner in front of Adams Hardware)

Legal: 703-A 32-3-13-739-353 1386-952 N 20 FT OF W 60 FT OF E 120 FT OF Lot 2 BLOCK 2 Dodges Addition
Taxable Value: 12,000
Seller's Annual Property Tax: 716
School District: Lawton
SEV: 24,000
Tax Year: 2024
Zoning: 251 Commercial
For Tax Year: 2025
Homestead %: 0
Special Assmt/Type: None

Additional Details:	Docs Req Conf	Sewer:	Public Sewer
Additional Features:	Agrmnt:	Foundation:	
Air Conditioning: Central Air	Driveway: Asphalt	SqFt	
Below Grade: Basement	Exterior Material: Block; Wood Siding	Information:	
Business Includes: Equipment; Furniture; Inventory; Real Estate	Heat Source: Natural Gas; None	Street Type:	Public
	Heat Type: Forced Air	Tenant Pays All:	
Business Opportunity:	Income and Expenses:	Uses:	Restaurant; Retail
Construction Type: Block; Concrete; Frame/Wood	Ownership:	Util Avail at St:	Cable Available; Electricity Available; High Speed Internet; Natural Gas Available; Storm Sewer
Docs at List Office:	Purchase Terms Cash; Conventional; Land Contract	Utilities Attached:	Cable Connected; Natural Gas Connected; Phone Connected
	Roofing: Metal	Water:	Public Water
	Sale Conditions: None	Water Fea. Amenities:	
		Water Type:	

Public Remarks: Ice Cream Store for Sale, Lawton MI Fully reconditioned building, newer roof, basement, electrical, and plumbing. Seasonal net income of about \$50,000 (April - September, based on prior years). Offered at \$195,000, including most fixtures; store is fully operational. Owner may consider a land contract with \$50,000 down. Serves Hershey's Ice Cream in a fun, family-friendly setting - over 32 delicious flavors! Listing Photos for promotion of property - the Hot Air Balloon NOT INCLUDED IN SALE. Current operator (13+ years) may be open to continue operation for new owners.
Agent Only Remarks: Contact agent for information on option of Land Contract. Showing directions: Showing Time, Email, or Telephone - Listing agent to be present at all showings. Sale includes Equipment/Real Estate (except ice cream coolers inside, owned by Hershey), Open to sell on a contract (includes most fixtures). \$50,000 - 6% (15 year basis) - Approximate Calculations of \$1223.59/Month/24 months (\$29,366.22) then balloon balance of \$132,319.82. Listing Photos for promotion of property - the Hot Air Balloon, for example - NOT INCLUDED IN SALE - ask agent.

Listing Agreement: Exclusive Right To Sell

RP: No

List Off:	Name	Primary Phone	Email	Other
List Agt:	Berkshire Hathaway HomeServices MI(k231)	269-344-8599	scottkellogg@bhhsmi.com	Fax:
List Association:	Brian D Lewis (k441776)	269-488-5293	brianlewis@bhhsmi.com	Mobile: 541-870-6658
	Greater Kalamazoo Association of REALTORS			

Showing Instructions: Listing agent to be present, showing time, email, or telephone

Listing Date: 11/18/2025 **Status Change Date:** 11/19/2025

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