



Retail For Sale

Property Name:

Location: 11972 N. Saginaw Street
City, State: Mt. Morris, MI
Cross Streets: E. Mt. Morris Rd.
County: Genesee
Zoning: Commercial
Year Built: 1960

Total Building Sq. Ft.:	24,050	Property Type:	Neighborhood Center
Available Sq. Ft.:	24,050	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	24,050	Total Acreage:	2.27
Max Cont. Sq. Ft.:	24,050	Land Dimensions:	N/A
Ceiling Height:	16'	Parking:	224
Overhead Door(s) / Height:	0	Curb Cuts:	2
Exterior Construction:	Masonry	Power:	N/A
Structural System:	N/A	Restrooms:	N/A
Heating:	N/A	Sprinklers:	No
Air-Conditioning:	N/A	Signage:	N/A
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2023	Count: 11,177	N Saginaw Rd. N. of Mt. Morris St.
1 Mile: 6,332	1 Mile: \$42,972	Yr: 2023	Count: 12,090	N Saginaw Rd. S. of Mt. Morris St.	
3 Miles: 20,770	3 Miles: \$43,558	Yr: 2023	Count: 5,535	Mt. Morris St. W. of N. Saginaw Rd.	
5 Miles: 59,912	5 Miles: \$43,335	Yr: 2023	Count: 6,005	Mt. Morris St. E. of N. Saginaw Rd.	
Current Tenant(s): N/A	Major Tenants: N/A				

Sale Price:	\$1,202,500 (\$50.00/sqft)	Improvement Allowance:	N/A
Sale Terms:	N/A	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	Immediately
Options:	N/A		
Taxes:	\$26,097.50 (2024)		
TD:	N/A		
Parcel #:	57-06-300-036		

Utilities	Electric: Yes
Sanitary Sewer: No	Gas: No
Storm Sewer: No	Water: Yes

Tenant Responsibilities: N/A

Comments: Excellent 24,050 sq. ft. retail real estate opportunity for sale. 2.27 acres on N. Saginaw St. Great visibility and ample parking.

Broker: SIGNATURE ASSOCIATES

Agent(s):

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com
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