

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

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:**				
1 Mile:	6,363	**1 Mile:**	$49,038	**Yr:**	2025	**Count:**	5,808	N Saginaw Rd. N. of Mt. Morris St.
3 Miles:	20,687	**3 Miles:**	$47,838	**Yr:**	2025	**Count:**	5,898	N Saginaw Rd. S. of Mt. Morris St.
5 Miles:	60,017	**5 Miles:**	$47,141	**Yr:**	2025	**Count:**	2,971	Mt. Morris St. W. of N. Saginaw Rd.
				Yr:	2025	**Count:**	3,790	Mt. Morris St. E. of N. Saginaw Rd.

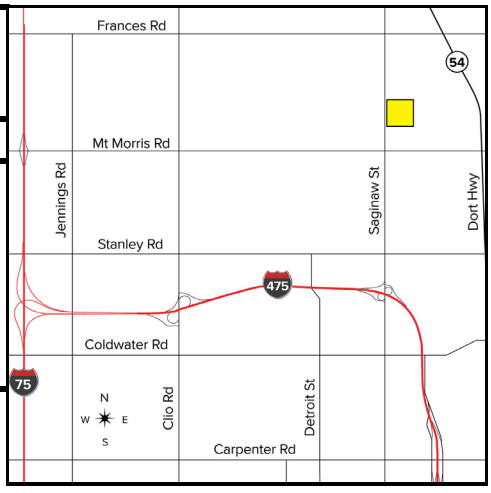
Current Tenant(s): N/A **Major Tenants:** N/A

Sale Price:	Contact Broker	**Improvement Allowance:**	N/A
Sale Terms:	N/A	**Assessor #:**	N/A
Security Deposit:	N/A	**Date Available:**	Immediately
Options:	N/A		
Taxes:			
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
Gary Stephens, (248) 948-0104, gstephens@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.