

VACANT LAND



MLS # 50162336
Address 113 W Main Street
Area (Municipality) Morenci (46035)
Mail City Morenci
County Lenawee
State MI
Zip 49256
Class COM/IND/BUS OPP
Type Commercial/Industrial
Sale/Rent For Sale
Status Active
Asking Price \$114,900



LEGAL DESCRIPTION

Legal Description Full Legal on File

BUILDING. PROPERTY & LOCATION

Year Built	1960	Square Feet	2553
Basement Y/N	Yes	Encroachment Y/N	No
Waterfront Y/N	No	Body of Water	None
Frontage	40	Lot Size	40 X 127
Acreage	0.10	Site Depth	127
Cross Street 1	North St	Cross Street 2	Summit St
Directions	South on M-156, Turn East onto Main St	Subdivision	None
Municipality	Morenci	Municipality Type	City
Flood Insurance	Not Required	Flood Plain	None
Property ID	XM0-000-0042-00		

LISTING INFORMATION

Agent - Agent Name and Phone	Bradley Frederick - Offc: 517-263-8971	Listing Office - Office Name and Phone	Gil Henry & Associates - Main: 517-263-8971
Full Address(es)	113 W Main ST, Morenci, MI 49256	FIPS	26091
Originating MLS	Lenawee	Listing Exception Y/N	No
Signed Disclosure Y/N	Yes	Lease Y/N	No
Additional Documents YN	No	Associated Document Count	0
Picture Count	17		

TAX & FINANCIAL

Subj to Short Sale Apprvl	No	Ownership	Private
Assessments Y/N	Yes	Assessments Amount	\$125.00
Summer Tax Year	2024	Winter Tax Year	2024
Total Tax Year	2024	SEV	94600.00
SEV Year	2024	Taxable Value	\$69,631.00

BUSINESS INFORMATION

Envirnmtl Condition Y/N	No	License Available Y/N	No
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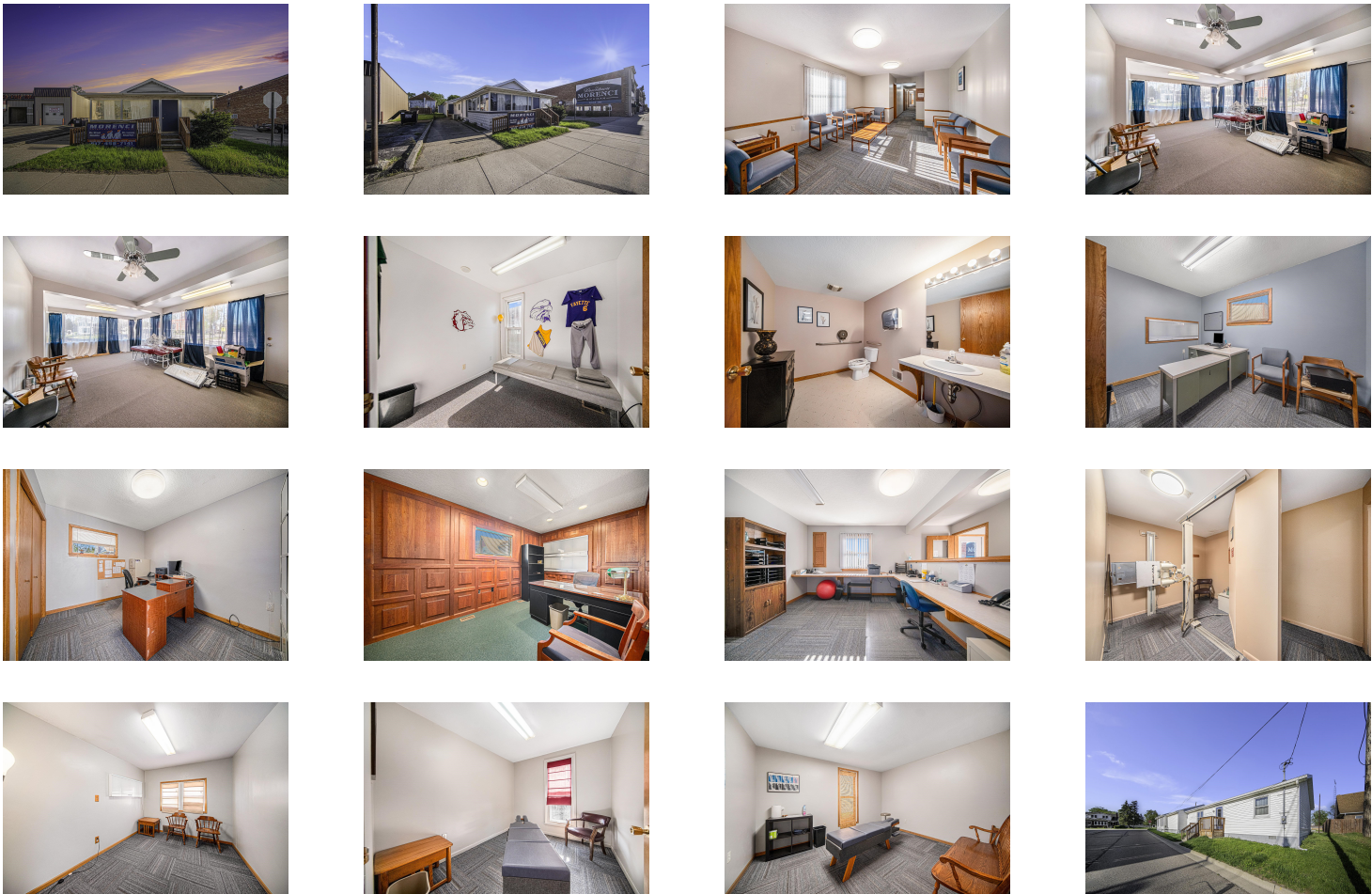
FEATURES

COMMERCIAL FEATURES Carpet	HEATING SYSTEM Forced Air	PARKING 3-5 Spaces Municipal	SOURCE OF SQ FT Assessors Data
COOLING SYSTEM Central A/C	LOCATION Main Street	PRESENT LICENSES Beer License	TYPE Office
EXTERIOR CONSTRUCTION Vinyl Siding	LOT DESCRIPTION Downtown Dev Authority	ROADS State	WATER Public Water
FOUNDATION TYPE Basement Crawl	FINANCIAL TERMS Cash Conventional	SEWER SEPTIC Public Sanitary	WATER FEATURES None
FUEL TYPE Natural Gas			ZONING Commercial

PUBLIC REMARKS

Public Remarks Endless opportunities await! This prime location is perfect for launching or growing your business. The office space spans over 2500 Sq Ft and features a spacious main office, reception, waiting areas, 10 exam/office rooms plus a large meeting/conference room. Additional benefits include a partial basement, private and municipal parking, and new roof and flooring (2022). Located in the heart of Morenci's Downtown District on Main St (M-156), it's an ideal spot for your venture.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed. All room dimensions are in appx. feet.