

Commercial Full

7007 N CLIO Road, Mt. Morris Twp, Michigan 48458-8252

MLS#: **20240089375**
P Type: **Real Estate Only**
Status: **Active**

Area: **08241 - Mt. Morris Twp**
DOM: **N/87/87**

Short Sale:
Trans Type:

**No
Sale
ERTS/FS**

LP: **\$59,900**
OLP: **\$79,900**



Location Information

County: **Genesee**
Township: **Mt. Morris Twp**
Mailing City: **Mt. Morris**
School Dist: **Mt. Morris**
Location: **Stanley Rd / Clio Rd.**
Directions: **Corner of Stanley Rd and Clio Rd.**

Side of Str:

Lot Information

Acres: **1.03**
Rd/Wtr Frt Ft: **413 /**
Lot Dim: **136.70 x 277.30**

General Information

Year Blt/Rmd: **1950/2021**
#Units/ % Lsd: **0 / -%**
Loft Units:
Eff/Std Units:
1 BR Units:
2 BR Units:
3 BR Units:
4 BR Units:
Encroachments:

Business Information

Zoning: **Commercial**
Current Use: **Other, Gym**
Bus Type:
Licenses:
Rent Incl:
Inv List:
Inv Incl: **No**
APOD Avail:

Zone Conform:
Rent Cert'd:
Restrictions:

Income and Expenses

Monthly Sales:
Annl Net Inc: **0**
Annl Gross Inc: **0**
Annl Oper Exp: **0**

Access To / Distance To

Interstate:
Railroad:
Airport:
Waterway:

Square Footage

Est Sqft Ttl: (LP/SqFt:)
Est Sqft Main: **1,968**
Est Sqft Ofc:
Sqft Source: **Assessor**

Recent CH: **02/24/2025 : DOWN : \$69,900->\$59,900**

Listing Information

Listing Date: **11/30/2024** Off Mkt Date: Pending Date: BMK Date:
Exclusions: ABO Date: Contingency Date:
Terms Offered: **Cash, Conventional** Possession: **At Close** Originating MLS# **20240089375**
Access: **Appointment/LockBox** MLS Source: **REALCOMP**
LB Location: **Front Door**

Features

Arch Level: **Slab** Exterior: **Block/Concrete/Masonry**
Foundation: Foundation Mtrl:
Accessibility: Heating: **Forced Air**
Fencing: Plant Heating:
Heating Fuel: **Natural Gas** Sewer: **Public Sewer (Sewer-Sanitary)**
Water Source: **Public (Municipal)**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: **1410400017** Ownership: **Agent Owned (Broker/Agent)**
Tax Summer: **\$579** Oth/Sp Assmnt: **64.00**
SEV: **50,300.00** Taxable Value: **\$50,300.00** Existing Lease: **No** Occupant: **Vacant**
Legal Desc: **A PARCEL OF LAND BEG AT SE COR OF SEC TH N 136.73 FT TH W 327.27 FT TH S 136.73 FT TH E 327.27 FT TO PL OF BEG SEC 10 T8N R6E 1.03 A**

Agent/Office/Contact Information

Listing Office: **The Brokerage Real Estate Enthusiasts** List Ofc Ph: **(248) 297-5551**
Listing Agent: **NYKOLE PFAFF** List Agt Ph: **(248) 297-5551**
Contact Name: **NYKOLE PFAFF** Contact Phone: **(810) 875-3908**

Remarks

Public Remarks: **Unlock endless possibilities with this versatile 2000 square foot commercial building, strategically located on a bustling corner less than a mile off the expressway. Ideal for a variety of businesses, this property offers high visibility and easy access for customers. Recently upgraded with a new roof in 2021 and fully spray-foamed for energy efficiency, the building is equipped with brand new electrical throughout, ensuring a reliable infrastructure. A convenient half bath is included and all water and utilities are fully operational. Whether you're looking to establish retail space, office, or service oriented business, this property is ready to accommodate your vision.**

REALTOR@ Remarks: **BATVAI Send all offers to silentp@thebrokerage.cc and Mindi@thebrokerage.cc**

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