

**DOWNTOWN MIXED-USE
INVESTMENT OPPORTUNITY**



PILOT
PROPERTY GROUP

**FULLY REBUILT BUILDING WITH STRONG INCOME & MODERN UPGRADES
112 E. THIRD ST. IMLAY CITY, MI 48444**

PROPERTY OVERVIEW:

- Building Size: 3,784 sq. ft. total interior area
- Rebuilt and renovated with contemporary utilities and fire suppression
- Prime downtown Main Street exposure with multiple entrances
- Heavy power, water, and natural gas capacity suitable for restaurant or bar use
- Separate utilities and metering for multi-tenant flexibility

Property Type:	Retail/Office
Cross Streets:	South side of Third, West of M-53
Total Square Footage:	3,784
Commercial Square Footage:	1,836
Residential Square Footage:	802/812
Lot Size:	0.14 Acres
Year Built:	1890
Year Remodeled:	2017
Zoning:	B-2 Central Business
Property Taxes:	2024: \$2,211
Heat Type:	Natural Gas
Sale Price:	\$449,000

Outstanding mixed-use commercial asset in the heart of downtown Imlay City. This meticulously rebuilt and modernized property offers approx. 3,784 SF of interior space, featuring a highly functional layout ideal for retail, restaurant, office, or mixed-use configurations. The building was completely redeveloped with all major systems upgraded for long-term performance. Improvements include new roof, upgraded electrical and utilities, fire suppression system throughout, and reinforced structural elements that blend historic character with modern code compliance.

INCOME & TENANCY

Currently leased with strong rental history and multiple units. Commercial spaces on the main level paired with residential lofts above create diversified income streams and long-term tenant stability.

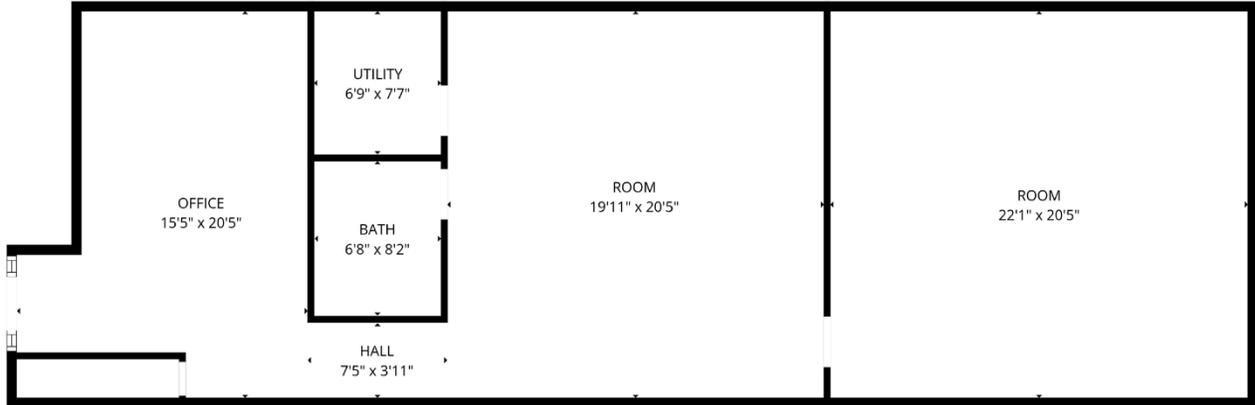
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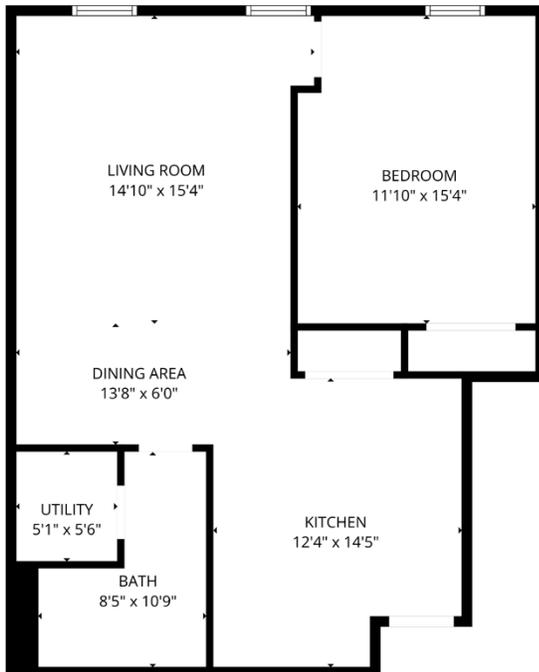
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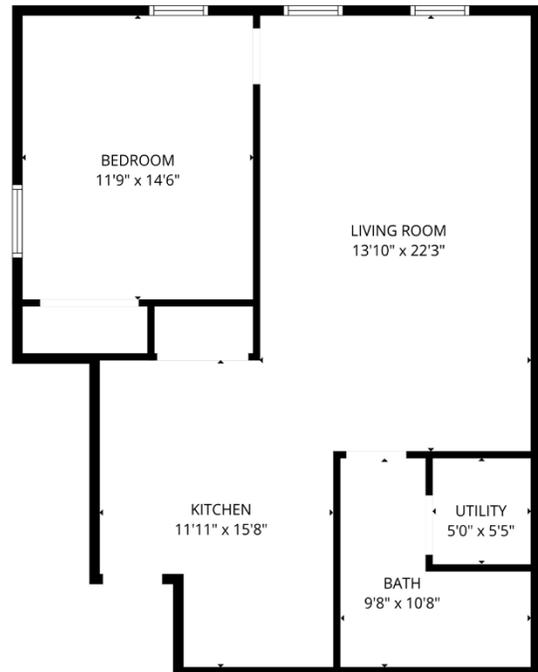
FLOORPLAN



MAIN FLOOR



UNIT 1



UNIT 2

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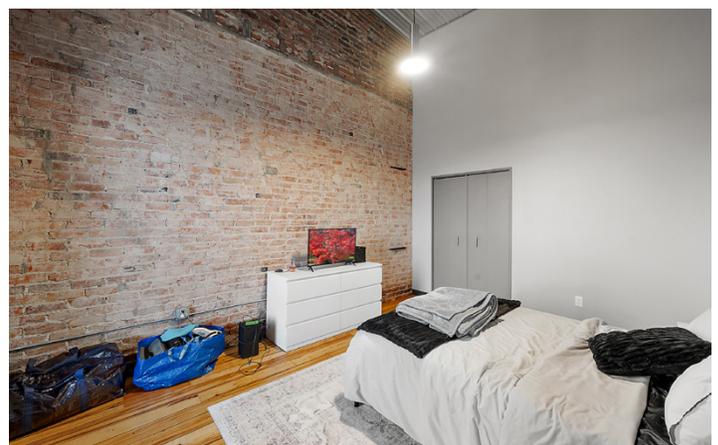
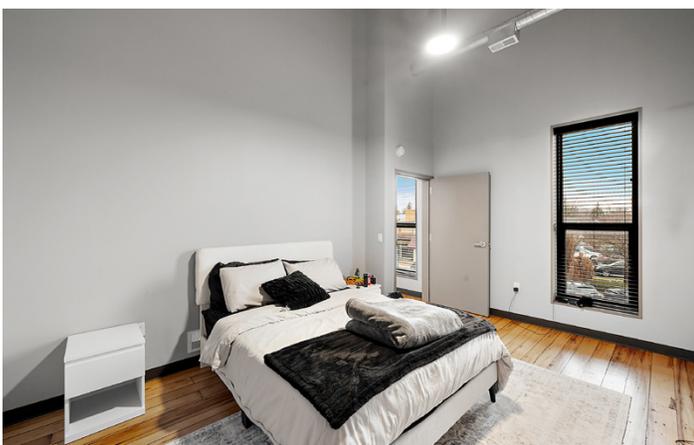
ADDITIONAL PHOTOS



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