



Retail For Sale

Property Name: Covenant Medical Center
Location: 835 Midland Road
City, State: Saginaw, MI
Cross Streets: Gratiot Road
County: Saginaw
Zoning: B-1
Year Built: 1980

Total Building Sq. Ft.:	3,440	Property Type:	General Retail-Commercial
Available Sq. Ft.:	3,440	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	3,440	Total Acreage:	1.67
Max Cont. Sq. Ft.:	3,440	Land Dimensions:	N/A
Ceiling Height:	8'	Parking:	Ample, Paved
Overhead Door(s) / Height:	0	Curb Cuts:	1
Exterior Construction:	Brick	Power:	110 Volts
Structural System:	Block	Restrooms:	3
Heating:	Gas Forced Air	Sprinklers:	No
Air-Conditioning:	HVAC	Signage:	Yes
Basement:	Yes	Roof:	Shingle
Number of Stories:	1	Floors:	Carpet
Condition:	Good	Delivery Area:	N/A
Population:	Median HH Income:	Traffic:	Yr: 2025 Count:
1 Mile: 4,163	1 Mile: \$66,716	Yr: 2025 Count:	19,390 Midland Rd. S. of State St. 2-Way
3 Miles: 40,680	3 Miles: \$74,071	Yr: 2025 Count:	15,196 Midland Rd. N. of State St. 2-Way
5 Miles: 81,936	5 Miles: \$65,881	Yr: 2025 Count:	25,904 Gratiot Rd. E. of Midland Rd. 2-Way
		Yr: 2025 Count:	3,364 Gratiot Rd. W. of Midland Rd. 2-Way
Current Tenant(s):	N/A	Major Tenants:	N/A
Sale Price:	\$395,000 (\$114.83/sqft)	Improvement Allowance:	N/A
Sale Terms:	Cash or Land Contract	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	November 2025
Options:	N/A		
Taxes:	Non-Profit		
TD:	N/A		
Parcel #:	23-12-4-30-1008-902		

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes
Tenant Responsibilities:	N/A

Comments: Great small office building for sale. Equipment may be sold with building. Office uses could include insurance, law, school, etc. AAA office located next door. Zoned for general retail.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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