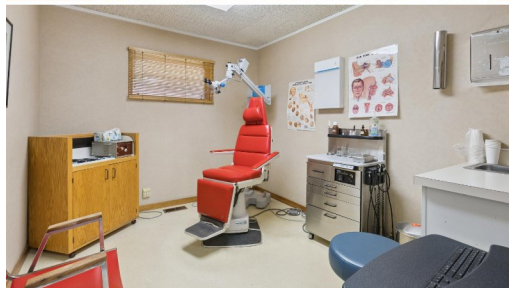




1003 MULHOLLAND ST.

Bay City, MI 48708

List Price: \$199,900



AyreRhinehartBay
REALTORS®

Shelley Niedzwiecki
Mobile - 989.415.2251 Office - 989.892.4800

Shelley Ann Niedzwiecki
989.415.2251

shellEy.niedzwiecki@arhousebay.com

This spacious office building has much opportunity to offer! With its close proximity to McLaren Bay Region and a variety of other health care providers, its ideal for a physician, or other medical uses, however with its reasonable price-point, it is also a great fit for a plethora of uses for nearly all office-type uses, day care, or other services! Constructed in 1988, this office building was thoughtfully designed to accommodate multitudes of patients, staff and files. Within its nearly 3200 sqft on the main floor, you'll find two waiting rooms, many exam & consultation rooms, a private professional's office, two large reception/manager offices, multiple lavatories, and a full basement, there's plenty of room for all the needs of your busy business. With its separate entrances, this building is also designed to serve as a duplex or perhaps two professionals sharing the space. In addition to the spacious building, you're sure to enjoy the ample parking that's provided on the 6/10 of an acre lot!

