PRICE REDUCED

TRAFFIC LIGHT LOCATION

FOR SALE

1675 N. Lapeer Rd., Lapeer

4,852 SF Versatile Office Building

- Great for many uses, office, medical, financial, etc.
- One mile from McLaren Hospital and medical district
- Near I-69, hotels, shopping, and restaurants
- Prominent corner location on N. Lapeer and Davis Lake Roads
- Well maintained, updated HVAC and electrical
- 3.86 acres zoned commercial
- Includes several offices, break and conference rooms
- Seller is willing to do temporary lease back

Only ~~$975,000~~ **$875,000**

For further information on this and other properties contact
Sue Blanchard at (586) 469-8888

ADDRESS	**1675 N. Lapeer Rd.**		ZONING	**Commercial**
CITY	**Lapeer**		OCCUPANCY	**Negotiable**
LOCATION	**N. Lapeer Rd. & Davis Lake Rd.**		AVAILABLE	**Yes**

Price and Terms

SALE PRICE	**$875,000.00**	PRICE/SF	**$180.00**	SALE TERMS	**CASH / BTOM**
MONTHLY RENT		LEASE RATE		LEASE TERMS	
TAXES	**$13,746.48**	CAM		METERED	

Building and Site

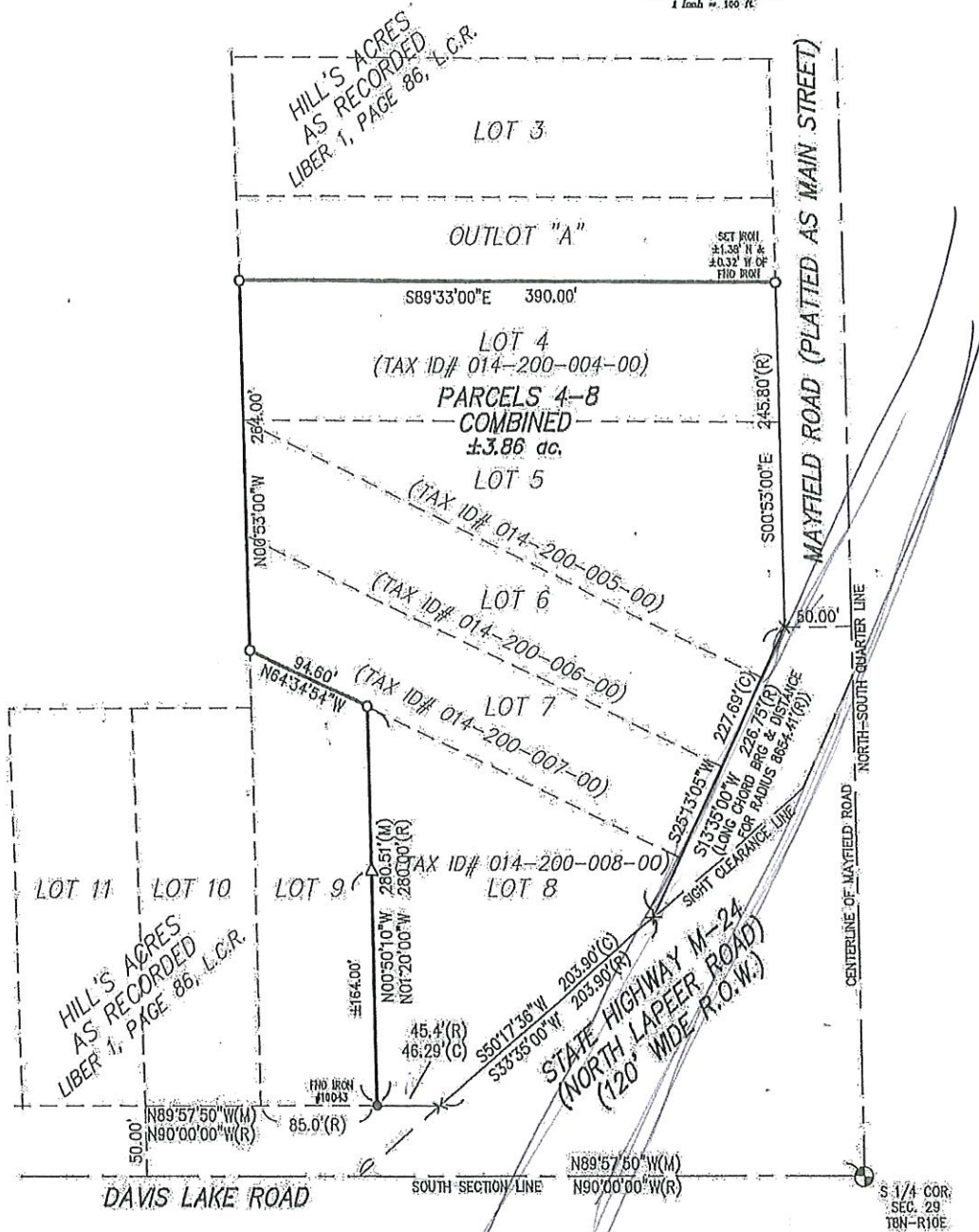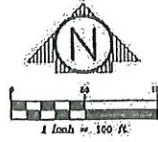|					
AVAIL SF	**4,852**	TOTAL SF	**4,852**	OFFICE DIMENSIONS	
PARKING	**Ample**	SITE SIZE SF		SITE DIMENSIONS	

General Comments

* Well maintained building great for many uses

* One mile from McLaren Hospital and medical district

* Near I-69, hotels, shopping, and restaurants

* Great for many uses, office, medical, financial, etc.

* Current temporary location of Security Credit Union

* Seller offering a lease back while their new property is under construction

* Located on a prominent corner, with a traffic light

* Property is 3.86 acres and is accessible from N. Lapeer Rd. and Davis Lake Rd.

* Building has an open floor plan, that includes several offices, breakroom and conference room

* Alarm system, updated HVAC system and electrical

* Oversize windows provide natural light throughout

For further information please contact: *Susan Blanchard at (586) 469-8888*

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ATTACHED DESCRIBED PARCEL(S) OF LAND, THAT THE ERROR OF CLOSURE OF THE UNADJUSTED SURVEY IS 1 PART IN 5000+, AND THAT SAID SURVEY IS IN FULL COMPLIANCE WITH SECTION NUMBER 3, ACT NUMBER 132, P.A. 1970, AS AMENDED.

1 inch = 100 ft.

HILL'S ACRES AS RECORDED LIBER 1, PAGE 86, L.C.R.

LOT 3

OUTLOT "A"

SET IRON ±1.38' N & ±0.32' W OF FND IRON

S89'33'00"E   390.00'

LOT 4
(TAX ID# 014-200-004-00)

S00'53'00"E   245.80'(R)

PARCELS 4-8
—COMBINED—
±3.86 ac.

LOT 5
(TAX ID# 014-200-005-00)

284.00'

N00'53'00"W

MAYFIELD ROAD (PLATTED AS MAIN STREET)

LOT 6
(TAX ID# 014-200-006-00)

50.00'

NORTH-SOUTH QUARTER LINE

94.60'
N64'34'54"W

LOT 7
(TAX ID# 014-200-007-00)

S00'53'05"W   227.69'(C)
S13'35'00"W   226.75'(R)
(LONG CHORD BRG & DISTANCE FOR RADIUS 8654.41'(R))

SIGHT CLEARANCE LINE

CENTERLINE OF MAYFIELD ROAD

LOT 11   LOT 10   LOT 9
(TAX ID# 014-200-008-00)
LOT 8

280.51'(M)
280.00'(R)

N00'50'10"W
N01'20'00"W(R)

HILL'S ACRES AS RECORDED LIBER 1, PAGE 86, L.C.R.

±164.00'

STATE HIGHWAY M-24
(NORTH LAPEER ROAD)
(120' WIDE R.O.W.)

S50'17'36"W   203.90'(C)
S33'35'00"W   203.90'(R)

45.4'(R)
46.29'(C)

FND IRON #10043

N89'57'50"W(M)
N90'00'00"W(R)

85.0'(R)

50.00'

DAVIS LAKE ROAD

SOUTH SECTION LINE

N89'57'50"W(M)
N90'00'00"W(R)

S 1/4 COR. SEC. 29 T8N-R10E

LEGEND: ○ SET IRON; ● FOUND IRON; ■ FOUND MONUMENT; △ SET LINE STAKE; ✕─✕ FENCE; (R) RECORDED; (C) CALCULATED (M) MEASURED

DAVIS LAND SURVEYING & ENGINEERING, P.C.
415 W. NEPESSING STREET
LAPEER, MICHIGAN 48446
PHONE: (810) 667-6789

STATE OF MICHIGAN
GILBERT G. BONNO
PROFESSIONAL SURVEYOR
No. 52332
LICENSED PROFESSIONAL SURVEYOR

CLIENT: SECURITY CREDIT UNION	
SW 1/4, SEC. 29, T8N-R10E, MAYFIELD TWP.	LAPEER COUNTY, MI.
DATE: 7/6/18	DRAWN: BLR
SCALE: 1" = 100'	CHECKED: GGB
FIELD: JRD/RJD	REVISED:
SHEET: 1 OF 2	JOB NO. 183110