

Lucy W Ham  
Offc: 810-659-6569  
lucy@lucyham.com  
http://www.lucyham.com  
Ham Group Realty  
Main: 810-659-6569

Address 2 1055 Charter Drive  
Municipality Flint Twp  
State MI  
Zip 48532  
Asking Price \$2,390,000  
Sold Price

Sale/Rent For Sale  
MLS # 50181181 50181181  
Type Commercial/Industrial  
Status Active



[Schedule a Showing](#)

**Agent Remarks** Master deed and bylaws in listing agent file. Seller requests \$20,000 EMD. This is site condo with no HOA fees. 7 furnaces and AC units on the roof. Seller requests 60 days occupancy after closing. To schedule a showing appointment by phone, call Showing Time at (855)746-9813. Please send all offers to LUCY@LUCYHAM.COM, then follow-up with a phone call to 810-659-6569 x280. Thank you!

**Public Remarks** Prime strategic location and immaculate condition make this 15,000 sq ft building a rare find. Located on 2.5 landscaped acres just minutes from I-69, I-75, and bus line, and surrounded by other great businesses such as credit union, senior living center and physicians' offices. One story building set up has 3 main entryways with reception areas for future leasing possibilities. Sprawling layout includes over 20 offices, reception areas, kitchens, conference/training areas, storage galore, and private lunch patio for staff. Spacious onsite parking. Pristine condition. Currently operated by owner as a medical training center. Zoned O-1.

#### LOCATION INFORMATION

County	Genesee	Property ID	07-16-602-014	Shared Forms	0
Frontage	215	MLS Area	Flint Twp (25006)	SEV / Yr	1094400.00 2024
Lot Size	215 x 508	Township	Flint Charter Township	Summer Tax/ Yr	22079.00 2024
Acres	2.51	Body of Water		Winter Tax/ Yr	9417.00 2024
Section		Subdivision		Total Tax / Yr	31496.00
Cross Streets	Calkins Rd.		/ Linden Rd.		
Directions	Calkins Rd. to S on Charter Dr.				

Legal UNIT 7 AND N 40 FT OF UNIT 8 TOWN CENTER OFFICE CONDO

#### PROPERTY INFORMATION

Year Built	2003	Style		Square Feet	15025
License Avail	No	Water	Public Water	Certified Inspect	
License Type		Sewer Septic	Public Sanitary	Recognized Env Cond	No

#### LISTING INFORMATION

List Date	7/8/2025	Exp Date	6/26/2026	MLS	East Central Association of REALTORS	L-Firm Ph #	Main: 810-659-6569
List-Agt	122522	Lucy W Ham		List-Firm	F0562 Ham Group Realty	L-Agt Ph #	Offc: 810-659-6569
Co-List Agt				Co-List Frm		Co-List Ph #	

#### Showing Instructions

Contract	Exclusive Right to Sell	Seller Concessions (Invite)	
Ownership	Other/See Remarks	List Exception	No
Short Sale	No	Full Serv Listing	Yes
Lease Y/N	No	Listing Broker Sign	Yes
Signed Disc		Other Sign on Prop	No

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[No Additional Required Feeds, Forms or Addendums](#)

#### SOLD INFORMATION

Sell-Agt		Sell-Firm		S-Firm Ph #	
Pend Date		How Sold		Concessions	
Closed Date				Concession Amt	

#### MORTGAGE INFORMATION

LC Down Pmt	LC Interest Rate	LC Term (Months)	LC Incl Tax/Ins	LC Monthly Pmt
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#### FEATURES

COMMERCIAL CEILING HGT	Less than 16 Ft.	LOCATION	Bus Service Near Site, Cul-De-Sac, Main Street	BUSINESS TYPE	Educational, Health Club, Medical /Dental, Office, Presently Operating, Religious, Service City/County, Paved Street
COMMERCIAL FEATURES	ADA Accessible, Bath, Cable TV Available, Carpet, Ceramic Floor, Lawn Sprinkler, Meeting Rooms, Occupied, Private Restrooms, Public Restrooms, Reception Area, Restroom(s), Security Syetem Owned	FINANCIAL TERMS	Cash, Commercial Loan, Conventional	ROADS ROOFING SALE INCLUDES	Asphalt, Shingles Real Estate Only
COOLING SYSTEM	Central A/C, Dual/Zoned, HVAC			SEWER SEPTIC SOURCE OF SQ FT TYPE	Public Sanitary Assessors Data 1 to 4 Units