

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



[Schedule a Showing](#)

**Address** 3525 E Court Street  
**Address 2**  
**Municipality** Flint  
**State** MI  
**Zip** 48506  
**Asking Price** \$268,000  
**Sold Price**

**Sale/Rent** For Sale  
**MLS #** 50201882 50201882  
**Type** Commercial/Industrial  
**Status** Active



**Agent Remarks** 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** Secure a competitive advantage with this exceptional commercial opportunity. Perfectly positioned in high-visibility, high-traffic location, built in 2005 and in excellent condition, this spacious, column-free, 3,500 sq. ft. unit is perfectly suited for fitness use plus many other options. Two large bathrooms with showers. Ample, dedicated parking. Flexible Commerce & Employment (CE) zoning significantly broadens the potential uses for this prime space, making it a sound investment for a diverse range of uses.

**LOCATION INFORMATION**

<b>County</b>	Genesee	<b>Property ID</b>	41-09-482-028	<b>Shared Forms</b>	0
<b>Frontage</b>	180	<b>MLS Area</b>	Flint (25023)	<b>SEV / Yr</b>	190800.00 2024
<b>Lot Size</b>	180 x 230	<b>Township</b>		<b>Summer Tax/ Yr</b>	10045.00 2025
<b>Acres</b>	0.95	<b>Body of Water</b>		<b>Winter Tax/ Yr</b>	1065.00 2025
<b>Section Cross</b>	North of I-69	<b>Subdivision</b>	/ West of Center Rd.	<b>Total Tax / Yr</b>	11110.00
<b>Directions</b>	East of S. Averill Ave.				

**Legal** EAST COURT STREET ACRES. LOTS 170 THRU 177 INCL.

**PROPERTY INFORMATION**

<b>Year Built</b>	2005	<b>Style</b>		<b>Square Feet</b>	3500
<b>License Avail</b>	No	<b>Water</b>	Public Water	<b>Certified Inspect Recognized Env</b>	No
<b>License Type</b>		<b>Sewer Septic</b>	Public Sanitary		

**LISTING INFORMATION**

<b>List Date</b>	3/17/2026	<b>Exp Date</b>	9/13/2026	<b>MLS</b>	East Central Association of	<b>L-Firm Ph #</b>	Main: 810-659-6569
<b>List-Agt</b>	122522	Lucy W Ham		<b>List-Firm</b>	F0562 Ham Group Realty	<b>L-Agt Ph #</b>	Offc: 810-659-6569
<b>Co-List</b>	122521	Justin R Ham		<b>Co-List</b>	F0562 Ham Group Realty	<b>Co-List Ph</b>	

**Showing Instructions**

<b>Contract</b>	Exclusive Right to Sell	<b>Seller Concessions (Invite)</b>	
<b>Ownership</b>	LLC	<b>List Exception</b>	No
<b>Short Sale</b>	No	<b>Full Serv Listing</b>	Yes
<b>Lease Y/N</b>	No	<b>Listing Broker Sign</b>	No
<b>Signed Disc</b>	No	<b>Other Sign on Prop</b>	No
		<b>DOM</b>	6 / 6
		<b>No Additional Required Feeds, Forms or Addendums</b>	

**SOLD INFORMATION**

<b>Sell-Agt</b>		<b>Sell-Firm</b>		<b>S-Firm Ph #</b>	
<b>Pend Date</b>		<b>How Sold</b>		<b>Concessions</b>	
	<b>Closed Date</b>			<b>Concession</b>	

**MORTGAGE INFORMATION**

<b>LC Down Pmt</b>		<b>LC Interest Rate</b>		<b>LC Term</b>		<b>LC Incl Tax/Ins</b>		<b>LC Monthly Pmt</b>	
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**FEATURES**

<b>COMMERCIAL CEILING HGT</b>	Less than 16 Ft.	<b>FINANCIAL TERMS</b>	Cash, Commercial Loan, Conventional	<b>BUSINESS TYPE</b>	Health Club, Recreation
<b>COMMERCIAL FEATURES</b>	Security Equipment			<b>ROOFING</b>	Flat
<b>COOLING SYSTEM</b>	Central A/C, HVAC			<b>SALE INCLUDES</b>	Real Estate Only
<b>EXTERIOR CONSTRUCTION</b>	Block			<b>SEWER SEPTIC</b>	Public Sanitary
<b>FOUNDATION TYPE</b>	Slab			<b>SOURCE OF SQ FT</b>	Assessors Data
<b>FUEL TYPE</b>	Natural Gas			<b>WATER</b>	Public Water
<b>HEATING SYSTEM</b>	Forced Air			<b>ZONING</b>	Mixed Use, Commercial
<b>WATER HEATER</b>	Gas				