

CLIENT VIEW - DYNAMIC



**MLS #** 50183131  
**Address** 106 S Church Street  
**Area (Municipality)** Hudson (46032)  
**Mail City** Hudson  
**County** Lenawee  
**State** MI  
**Zip** 49247  
**Class** COM/IND/BUS OPP  
**Type** Commercial/Industrial  
**Sale/Rent** For Sale  
**Status** Active  
**Asking Price** \$54,900



LEGAL DESCRIPTION

**Legal Description** LOT 31 ALSO 2 20 FT OF E 66 FT LOT 32 ASSESS PLAT NO 4

BUILDING. PROPERTY & LOCATION

<b>Year Built</b>	1900	<b>Square Feet</b>	2040
<b>Basement Y/N</b>	No	<b>Waterfront Y/N</b>	No
<b>Body of Water</b>	None.	<b>Frontage</b>	21
<b>Lot Size</b>	21X90	<b>Acreage</b>	0.04
<b>Directions</b>	Use navigation.	<b>Municipality</b>	Hudson
<b>Property ID</b>	XH0-320-0310-00		

LISTING INFORMATION

<b>Full Address(es)</b>	106 S Church ST, Hudson, MI 49247	<b>FIPS</b>	26091
<b>Original MLS#</b>	50183131	<b>Originating MLS</b>	Lenawee
<b>Original Price</b>	\$54,900	<b>Listing Exception Y/N</b>	No
<b>Guest Listings Y/N</b>	No	<b>Lease Y/N</b>	No
<b>Additional Documents YN</b>	No	<b>Associated Document Count</b>	0
<b>Picture Count</b>	1		

TAX & FINANCIAL

<b>Subj to Short Sale Apprvl</b>	No	<b>Ownership</b>	LLC
<b>Assessments Y/N</b>	No	<b>Summer Tax Amount</b>	635.47
<b>Summer Tax Year</b>	2025	<b>Winter Tax Amount</b>	213.82
<b>Winter Tax Year</b>	2024	<b>Total Tax Amount</b>	849.29
<b>SEV</b>	16300.00	<b>SEV Year</b>	2025
<b>Taxable Value</b>	\$16,300.00		

BUSINESS INFORMATION

<b>Envirnmtl Condition Y/N</b>	No	<b>License Available Y/N</b>	No
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FEATURES

<b>COOLING SYSTEM</b> None	<b>WATER HEATER</b> Gas	<b>ROADS</b> City/County Paved Street	<b>SEWER SEPTIC</b> Public Sanitary
<b>EXTERIOR CONSTRUCTION</b> Hardboard	<b>FINANCIAL TERMS</b> Cash	<b>ROOFING</b> Rubber	<b>SOURCE OF SQ FT</b> Public Records
<b>FOUNDATION TYPE</b> Crawl Slab	<b>ASSOC/LANDLORD PAYS</b> Taxes	<b>UTILITES</b> Electricity Connected Natural Gas Connected Sewer Connected Water Connected	<b>WATER</b> Public Water
<b>FUEL TYPE</b> Natural Gas	<b>PARKING</b> Off Street		<b>WATER FEATURES</b> None
<b>HEATING SYSTEM</b> Forced Air			<b>ZONING</b> Commercial

LISTING BROKER SERVICES

**Other Sign on Proprty Y/N** No

PUBLIC REMARKS

**Public Remarks** Calling All Investors! Here's your chance to breathe new life into a small commercial property just one block off Main Street. With a long -term tenant already in place in the upstairs apartment, this building offers immediate income potential. While it does need some renovation on the commercial main level, it's a rare opportunity to restore and repurpose a piece of Hudson's history into something truly special. Property sold "As Is." Schedule your private showing today!

**DISCLAIMER**

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This information is deemed reliable, but not guaranteed. All room dimensions are in appx. feet.