

# Main and Interior Photo Brochure

7892 S M-37

Wellston

\$1,400,000



## PROPERTY INFORMATION



MLS # 1922285  
Status Active  
Type Mixed Use  
County Wexford  
Vacant Land No

**Public Remarks** Prime 19.8 acres of Commercial property located on the highly traveled and visible corner of M-55/M-37. There are 2 main buildings. One of them is 60x160 with 14ft overhead doors, heat, a workshop, lean-to, upstairs storage, and a half bathroom. The other is 60x200, it is also heated, living quarters, ¾ bathroom and 1 overhead door. This complements the first with its own generous space. Its layout can be tailored for specific needs, whether it's additional storage, office space, or a dedicated showroom to display products or services. There is also a 40x60 steel-covered entertainment area that has been used for



**Michelle R Maidens**  
REO-Cadillac-233028  
231-468-3441

Home: 231-878-8777  
8836 East 34 Road  
Cadillac MI 49601

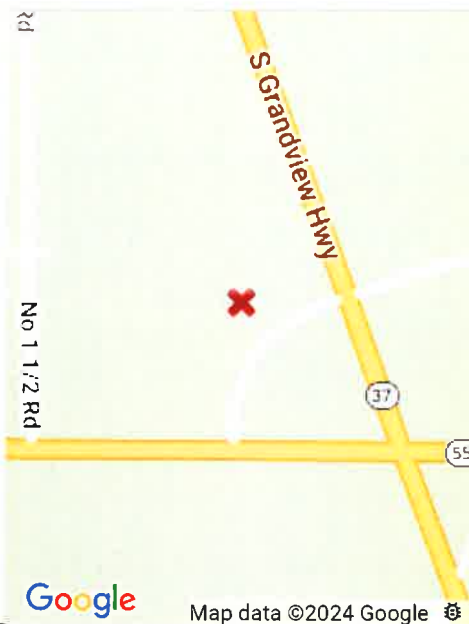
[mmaidens@realestateone.com](mailto:mmaidens@realestateone.com)  
[www.michellecansell.com](http://www.michellecansell.com)



List Office Name/Phone REO-Cadillac-233028 - 231-468-3441

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MLS # **1922285**  
 Status **Active**  
 Type **Mixed Use**  
 Vacant Land **No**  
 Lease/Mon  
 Lease Price per SQ FT  
 Type of Ownership **Private Owner**  
 City **Wellston**  
 Zip **49689**  
 Unit #  
 Development Name **N/A**  
 Business Incl **No**  
 Real Estate Incl **Yes**  
 Inventory Incl **No**  
 County **Wexford**  
 Township **South Branch**  
 Section # **7**  
 Qtr Section  
 Town **T 21N**  
 Range **R 12W**  
 Tax ID **2112-07-4301**  
 Owner **Perry**



IDX **Y**  
 Listing Syndication **Yes**

Body of Water	ApXyrBlt	<b>2018</b>	Renewable (Y/N)	
Private/Shared	Year Updated		Occupied	<b>Yes</b>
Water Front Footage	Year Remodeled		Sign	<b>Yes</b>
Lake Size	% of Remodel		Inventory Value	
Number of Acres	TotalFinSF	<b>18000</b>	Fixtrs/Equip Value	
Lot #	# Restrooms	<b>2</b>	Rental Income (Annual)	
Lot Dimensions	Full Time Employees		Rent Exp (Annual)	
	Parking Spaces		Ins Exp (Annual)	
Business Name	Electric Exp (Annual)		Heat Exp (Annual)	
Dual MLS #	Gross Sales			

Summer Taxes  
 Winter Taxes  
 Other Taxes

**Legal Description:**

PART OF SE 1/4 DESC AS COM AT S 1/4 POST OF SEC; N ALG N-S 1/4 LN 132.04 FT TO N LN OF HWY M-55 & POB: N 1189.59 FT; E 491 FT TO W'LY LN OF HWY M-37; S23D02'04"E ALG LN 1152.58 FT S34D06'34"W ALG CLEAR VISION AREA HWY R/W LN 164.43 FT TO N LINE OF HWY M-5

Year: Summer  
 Year: Winter

SEV **381500**  
 SEV Year **2023**

**Directions:**

Corner of M-37/M-55

Taxable Value  
 Annual Assn Dues  
 Principal Residence

List Agent - Agt Nm Ph **Michelle R Maidens - Home: 231-878-8777**  
 List Agent - E-mail **mmaidens@realestateone.com**  
 List Offic - Ofc Nm Ph **REO-Cadillac-233028 - 231-468-3441**  
 List Agt 2 - Agt Nm Ph  
 List Agt 2 - E-mail  
 List Ofc 2 - Ofc Nm Ph  
 Sell Agt 1 - Agt Nm Ph  
 Sell Agt 1 - E-mail  
 Sell Ofc 1 - Ofc Nm Ph  
 Sell Agt 2 - Agt Nm Ph  
 Sell Agt 2 - E-mail

Listing Agreement Type **Exclusive Right to Sell**  
 List Date **5/15/2024**  
 Days On Market **9**  
 BA **2.5**  
 SA **0**  
 TC **0**  
 Variable Rate **No**

**1922285****7892 S M-37****\$1,400,000**

PRESENT USE	<b>Other</b>	SEWER	<b>Private Septic</b>
LICENSES	<b>Special Use, Other</b>	WATER	<b>Private Well</b>
FOUNDATION	<b>Slab</b>	EXTRAS	<b>Overhead Door(s), Other</b>
CONSTRUCTION	<b>Steel</b>	PARKING	<b>Parking Lot</b>
ROOF	<b>Metal/Steel</b>	INCLUDED IN LEASE	<b>None</b>
EXTERIOR FEATURES	<b>Steel</b>	ZONING	<b>Commercial</b>
LOCATION	<b>Corner Lot</b>	DOCUMENTS ON FILE	<b>None</b>
ROAD	<b>Public Maintained, Concrete</b>	UNV'S DESIGN/BARRIER FREE	<b>None</b>
HEATING/COOLING SOURCE	<b>Propane Gas, Wood</b>	POSSESSION	<b>Negotiable</b>
HEATING/COOLING TYPE	<b>Forced Air, External Wood Burner</b>	TERMS	<b>Commercial Loan, Cash</b>
Energy Star Rated		LEED-Homes	
NAHB Green Guidelines		LEED-Neighborhood	
Natl Green Build Standard		HERS-1	
Indoor Air Quality		Other Green Cert	

**Public Remarks:**

Prime 19.8 acres of Commercial property located on the highly traveled and visible corner of M-55/M-37. There are 2 main buildings. One of them is 60x160 with 14ft overhead doors, heat, a workshop, lean-to, upstairs storage, and a half bathroom. The other is 60x200, it is also heated, living quarters, ¾ bathroom and 1 overhead door. This complements the first with its own generous space. Its layout can be tailored for specific needs, whether it's additional storage, office space, or a dedicated showroom to display products or services. There is also a 40x60 steel-covered entertainment area that has been used for music events and gatherings, there is plenty of space to accommodate whatever it is you desire. Surrounding all these buildings, the expansive land offers endless possibilities for expansion or customization. Whether it's establishing outdoor storage, creating recreational areas, or developing additional structures to support a primary business, the property provides ample room to grow and adapt.

**Agent Only Remarks:**

Property dimensions taken from Realist. Listing information, including data, measurements, square footage, and aerial drawings have been obtained from third-party sources and/or the seller. Information is deemed reliable but cannot be guaranteed for its accuracy, independent verification should be made by the purchaser prior to closing.

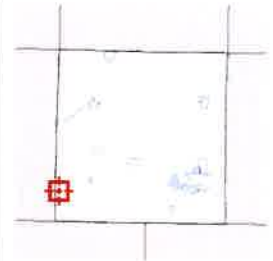
**Third Party Remarks:****Showing Instructions:**

The listing agent must be present at all showings, please do not allow a Buyer to walk/drive around without an appointment.









**Overview**



**Legend**

-  Parcels
-  Roads
-  Corporate Limits
-  Villages Low Level
-  County Outline
-  Wexford
-  <all other values>

<b>Parcel ID</b>	2112-07-4301	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	PERRY, JERRY L
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	201 - COMMERCIAL-IMPROVED		7892 S M-37 HWY
<b>Property Address</b>	7892 S M-37 HWY WELLSTON	<b>Acreage</b>	24.0		WELLSTON, MI 49689
<b>District</b>	83010 CADILLAC AREA PUBLIC SCHOOLS				
<b>Brief Tax Description</b>	PART OF SE 1/4 DESC AS COM AT S 1/4 POST OF SEC; N ALG N-S 1/4 LN 132.04 FT TO N LN OF HWY M-55 & POB: N 1189.59 FT; E 491 FT TO W'LY LN OF HWY M-37; S23D02'04"E ALG LN 1152.58 FT S34D06'34"W ALG CLEAR VISION AREA HWY R/W LN 164.43 FT TO N LINE OF HWY M-55; W ALG SD N LN 819.72 FT TO POB. 19.81 A. M/L SB. SEC. 7 T21N R12W - CAPS -				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 5/14/2024  
 Last Data Uploaded: 5/13/2024 11:33:30 PM

## Property

- 19.81 Acres
- Corner M-55/M-37
- 1 Well
- 1 Septic
- 3 Phase Power available at Corner(not installed in the buildings)
- 40x60 Steel Covered Event Area

## Building 1

- 60x160
- (5) 14ft. Overhead doors, 4 auto, 1 manual, 3 insulated
- Ventilated Tool Room
- 200-amp service
- Upstairs Storage
- ½ Bathroom
- 16x60 Lean-to
- Propane Heat
- Wood Boiler Heat (heats both buildings)

## Building 2

- 60x200
- (1) 14ft Overhead Door
- 200-amp service
- 4inch concrete
- Propane Heat
- Studio Apartment, ¾ Bathroom
- Insulated

# Wexford County, MI

## Summary

**Parcel-Number** 2112-07-4301  
**Property Addr** 7892 S M-37 HWY  
**Legal Descr** PART OF SE 1/4 DESC AS COM AT S 1/4 POST OF SEC; N ALG N-S 1/4 LN 132.04 FT TO N LN OF HWY M-55 & POB: N 1189.59 FT; E 491 FT TO W'LY LN OF HWY M-37; S23D02'04"E ALG LN 1152.58 FT S34D06'34"W ALG CLEAR VISION AREA HWY R/W LN 164.43 FT TO N LINE OF HWY M-55; W ALG SD N LN 819.72 FT TO POB, 19.81 A. M/L SB. SEC. 7 T21N R12W - CAPS -  
 (Note: Note: The Description above is not to be used on legal documents.)  
**Tax District** 2112 SOUTH BRANCH TWP  
**School District** 83010 CADILLAC AREA PUBLIC SCHOOLS  
**Property Class** 201 COMMERCIAL-IMPROVED  
**Net Acres** 24  
**Total Acres** 24  
**Homestead**  
**Neighborhood** 4

[View Map](#)

## Owner

<b>Owner</b>	<b>Mail</b>
PERRY, JERRY L	PERRY, JERRY L
7892 S M-37 HWY	7892 S M-37 HWY
WELLSTON, MI 49689	WELLSTON, MI

## Land

<b>Lot Area</b> 24.00 Acres		
<b>Lot(s)</b>	<b>Frontage</b>	<b>Depth</b>
Lot 1	1,324.00	773.00
Lot 2	0.00	0.00
Lot 3	0.00	0.00

## Commercial

<b>Floor Area</b> 12,800 sq ft	<b>Estimated TCV</b> \$637,287
<b>Occupancy</b>	<b>Class</b>
<b>Stories Above Ground</b> 1	<b>Average Story Height</b> 18 ft
<b>Basement Wall Height</b> 0 ft	<b>Identical Units</b> 1
<b>Year Built</b> 0	<b>Year Remodeled</b> 0
<b>Percent Complete</b> 100%	<b>Heat</b>
<b>Physical Percent Good</b> 78%	<b>Functional Percent Good</b> 100%
<b>Economic Percent Good</b> 100%	<b>Effective Age</b> 8 yrs

<b>Floor Area</b> 9,600 sq ft	<b>Estimated TCV</b> \$0
<b>Occupancy</b>	<b>Class</b>
<b>Stories Above Ground</b> 1	<b>Average Story Height</b> 16 ft
<b>Basement Wall Height</b> 0 ft	<b>Identical Units</b> 1
<b>Year Built</b> 0	<b>Year Remodeled</b> 0
<b>Percent Complete</b> 100%	<b>Heat</b>
<b>Physical Percent Good</b> 67%	<b>Functional Percent Good</b> 0%
<b>Economic Percent Good</b> 100%	<b>Effective Age</b> 13 yrs

## Valuation

### Assessed Value Breakdowns

	2023	2022	2021	2020	2019	2018
+ Assessed Building Value	\$363,600	\$356,800	\$274,700	\$258,900	\$277,000	\$0
+ Assessed Land Value	\$17,900	\$23,100	\$94,200	\$94,200	\$86,000	\$283,000
= Assessed Value	<b>\$381,500</b>	<b>\$379,900</b>	<b>\$368,900</b>	<b>\$353,100</b>	<b>\$363,000</b>	<b>\$283,000</b>

### Total Valuations

Year	Assessed Value	State Equalized Value	Taxable Value
2023	\$381,500	\$381,500	\$381,500
2022	\$379,900	\$379,900	\$369,858

Year	Assessed Value	State Equalized Value	Taxable Value
2021	\$368,900	\$368,900	\$358,043
2020	\$353,100	\$353,100	\$353,100
2019	\$363,000	\$363,000	\$358,998
2018	\$283,000	\$283,000	\$280,174

### Tax History

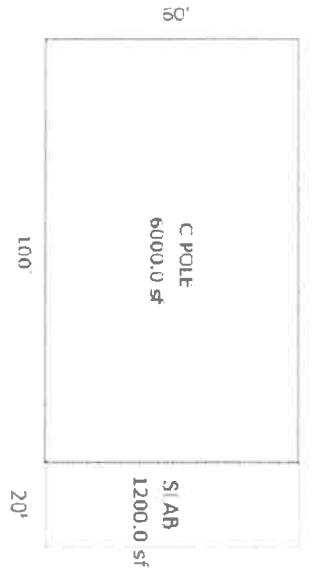
Year  
(click for detail)

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$9,871.52	\$9,871.52	3/6/2024	\$0.00
2023	Summer	\$9,985.30	\$0.00		\$9,985.30
2022	Winter	\$9,656.20	\$9,656.20	3/6/2023	\$0.00
2022	Summer	\$9,771.58	\$0.00		\$9,771.58
2021	Winter	\$9,411.48	\$9,411.48	2/13/2022	\$0.00
2021	Summer	\$9,500.38	\$0.00		\$9,500.38
2020	Winter	\$9,318.64	\$9,318.64	2/1/2021	\$0.00
2020	Summer	\$8,948.50	\$8,948.50	9/28/2020	\$0.00
2019	Winter	\$9,477.45	\$9,477.45	3/6/2020	\$0.00
2019	Summer	\$9,547.35	\$0.00		\$9,547.35
2018	Winter	\$7,351.28	\$7,351.28	1/29/2019	\$0.00
2018	Summer	\$6,983.73	\$6,983.73	9/13/2018	\$0.00

Disclaimer: Tax payoff amounts may not be accurate. To get the most up-to-date tax information please contact the Wexford County Treasurer's Office. By Phone: (231) 779-9475; By Email: [treasurer@wexfordcountymich.org](mailto:treasurer@wexfordcountymich.org)



TICKET BOOTH SHED  
96.0 sf



- 8 X 73
- 8 X 49
- 8 X 192
- 8 X 188
- 8 X 280

