

273378

839 S Cedar Street, Mason, MI 48854  
Commercial Active

Agent Copy  
\$1,399,900

<b>Listing Member:</b>	<b>Name:</b> Terry Shellhorn 6506039683	<b>Office:</b> LO: Century 21 Affiliated 6505431891	<b>Primary:</b> 517-887-0800	<b>Office:</b> 517-887-0800	<b>E-mail:</b> Terry.Shellhorn@c21affiliated.com
------------------------	--	--	------------------------------	-----------------------------	--



839 S Cedar Street

<b>Lease/List Price:</b>	\$1,399,900	<b>OH Door:</b>	No
<b>Lease/List Price/SqFt:</b>	\$104.14	<b>Parking Total:</b>	77
<b>Listing Date:</b>	05/29/2023	<b>Property Type:</b>	Commercial
<b>City:</b>	Mason	<b>Property Sub-Type:</b>	Commercial Sale
<b>County:</b>	Ingham	<b># of Units:</b>	3
<b>School District:</b>	Mason	<b>RR Siding:</b>	No
<b>Elementary School District:</b>	Mason	<b>Sprinkler:</b>	No
<b>Subdivision:</b>	None	<b>Above Grade Finished Area:</b>	13,442
<b>Building 1 Description:</b>	839 S Cedar	<b>Living Area Source:</b>	Assessor
<b>Building 2 Description:</b>	865/901 S Cedar	<b>SqFt - Office:</b>	3,697
<b>Entry Level:</b>	1	<b>Stories:</b>	1
<b>Ceiling Height:</b>	9	<b>Surface:</b>	paved
<b>Elevator:</b>	No	<b>Year Built:</b>	2002
<b>Foundation Size:</b>	9,745	<b>Key:</b>	CLO
<b>List Number:</b>	273378	<b>Occupancy:</b>	Tenants Rights
<b>Load Dock:</b>	No	<b>Owner Name:</b>	% Century 21 Affiliated
<b>Lot Acres:</b>	2,587		
<b>Lot Size Dimensions:</b>	Irregular		
<b>Cross Street:</b>	Kipp Rd		
<b>Directions:</b>	Property is North of Kipp Road on the East Side of the street.		
<b>Legal:</b>	Too long to list		

--	--

<b>Above Grade Fin. Area :</b> 13,442	<b>Parcel #:</b> 33-19-10-08-402-011	<b>Taxable Value:</b> \$509,736
<b>SqFt - Office:</b> 3,697	<b>State Eq Value:</b> \$663,400	<b>Taxable Value Year:</b> 2023
<b>Zoning:</b> Commercial	<b>Eq Year:</b> 2023	<b>Taxes:</b> \$33,754
		<b>Tax Year:</b> 2023
<b>Annual Income:</b> 181,217	<b>Insurance:</b> 10,400	<b>Projected:</b> Yes
		<b>Repair Maintenance:</b> 8,400
		<b>Tax Expense:</b> 33,754
		<b>Total Other Expense:</b> 25,000
		<b>Utilities:</b> 12,600

<b>Appliances:</b> None	<b>Heating:</b> Central; Natural Gas
<b>Basement:</b> Partial	<b>Income &amp; Expenses:</b> Projected: Yes; Annual Income: 181,217; Utilities: 12,600; Repair Maintenance: 8,400; Insurance: 10,400; Tax Expense: 33,754; Total Other Expense: 25,000
<b>Cooling:</b> Central Air; Gas	<b>Improvements:</b> Barrier Free
<b>Current Use:</b> Professional Office	<b>Land &amp; Acreage:</b> 2+ thru 5 Acres
<b>Disclosures:</b> None	<b>Lot Features:</b> Back Yard; City Lot; Near Public Transit
<b>Electric:</b> 200+ Amp Service	<b>Laundry Features:</b> None
<b>Exterior:</b> Brick	<b>Levels:</b> One
<b>Flooring:</b> Carpet; Vinyl	<b>Misc Business Info:</b> # Parking: 77; Construction Type: stick built brick; Overall Building Size: 33442; Parking Surface: paved; Roof Type: shingle/pitched; Zoning: Office
<b>Foundation Details:</b> Block	<b>Parking Features:</b> Asphalt
	<b>Roof:</b> Shingle
	<b>Road Frontage Type:</b> City Street
	<b>Showing Days:</b> Sunday; Monday; Tuesday; Wednesday; Thursday; Friday; Saturday
	<b>Security Features:</b> Fire Alarm
	<b>Showing Requirements:</b> Appointment Only; Email Listing Agent; Showing Time; Text Listing Agent
	<b>Road Surface Type:</b> Paved
	<b>Sewer:</b> Public Sewer
	<b>Terms:</b> Cash; Conventional
	<b>Architectural Style:</b> Ranch
	<b>Utilities:</b> Cable Available; Electricity Connected; Natural Gas Connected; Phone Available; Sewer Connected; Water Connected
	<b>Water Source:</b> Public

**Public Remarks:** Well maintained office condo complex composed of 3 brick buildings with easy access to the expressway. 865 is Vacant and can be leased for \$12/Sq Foot Gross. Each building can be sold separately.  
**Agent to Agent Remarks:** Contact listing Agent for Showings. 3 Separate buildings totaling 13442 square feet. Address are 839 S Cedar, 865 S Cedar and 901 S Cedar.

<b>Original List Price:</b> \$1,399,900	<b>Days On Market:</b> 2	<b>Buyer Agency Fee:</b> 2.5%
	<b>Cumulative DOM:</b> 133	<b>Sub Agency Fee:</b> 0%
	<b>Status Change Date:</b> 05/30/2023	
	<b>Expiration Date:</b> 12/31/2024	