



List Number: 24059646
Municipality: Leoni Twp
County: Jackson
Property Sub-Type: Business Opportunity
Total # Bldgs: 3
Total # Units: 3
Fin Bldg Lvl: 2
of Diff Unit Floor Plans: 3
Lot Acres: 2.63
Lot Dimensions: 410x305x412x224
Lot Measurement: Acres
Lot Square Footage: 114,563
Ownership Type: Private Owned
Directions: Ballard & Hill Rds on the North side of Page Ave.
New Construction: No
Tax ID #: 000-14-04-451-009-00
Road Frontage: 411
Total SqFt: 6,056
Year Built: 1965
Status: Active
List Price: 274,900
Original List Price: \$274,900
List Price/SqFt: \$45.39
Days On Market: 7
Cumulative DOM: 673
Waterfront: No
Water Access Y/N: No

Unit 1: Unit Description: Vet Office; SqFt: 1,724	Unit 2: Unit Description: House; SqFt: 1,344	Unit 3: Unit Description: Pole Barn; SqFt: 768
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Legal: BEG IN N&S 1/4 LN OF SEC 4 T3S R1E AT A PT DISTANT 411.84 FT N OF S 1/4 POST TH E 412.6 FT TH SSEV: 158,722 **For Tax Year:** 2024
 PAR WITH N&S 1/4 LN 224 **Tax Year:** 2024 **Homestead %:** 0
Taxable Value: 158,722 **Zoning:** ML **Special Assmt/Type:** None
Annual Property Tax: 7,568.08
School District: Michigan Center

Additional Details: Total Parking Spaces: 11; Ceiling Height: 8; Power/Voltage: 120-240 volts Additional Features: Security System Air Conditioning: Central Air Below Grade: Walk-Out Access Business Includes: Real Estate Business Opportunity: Construction Type: Block; Concrete; Frame/Wood Docs at List Office: Aerial Photo	Docs Req Conf Agrmnt: Driveway: Asphalt Exterior Material: Stone; Vinyl Siding Heat Source: Natural Gas Heat Type: Forced Air Income and Expenses: Ownership: Proprietorship Purchase Terms Avail: Cash; Conventional Roofing: Composition Sale Conditions: None	Sewer: Public Foundation: Concrete Perimeter SqFt Information: Street Type: Public Tenant Pays All: Uses: Professional Service; Professional/Office; Other Util Avail at St: Cable Available Utilities Attached: Electricity Connected; Natural Gas Connected; Phone Connected Water: Well Water Fea. Amenities: Water Type:
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Public Remarks: This 2.63 acre parcel has been home to Leoni Veterinary Hospital and had been a staple in the community for 37 years servicing thousands of clients. The main building has 1724 sq ft that houses a lobby, receptionist area, exam rooms, dental rooms, surgery rooms, post recovery room, conference room and offices. There is also 2220 sq ft in the building for the kennels. Upstairs, is a 1344 sq ft 3BR/1BA apartment making it great for living on the property or using it as an investment. The pole barn has concrete floor, two 8 foot doors on the front and a walk in service door on the side of the building. Electric and water has been run to the building but, neither are hooked up. What a great opportunity to start your own Veterinary Hospital!

Agent Only Remarks: American Title Co.
Seller: Jones **Exclusive Agency:** No **RP:** No

List Off: HOWARD HANNA REAL ESTATE SERVI(jx0139) List Agt: HEATHER HERNDON (jx335416) List Association: Jackson Area Association of REALTORS	Primary Phone: +1 517-787-9800 Email: heatherherndon@howardhanna.com	Other Fax: 517-812-1641
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Showing Instructions: Agents schedule via ShowingTime.

Listing Date: 11/15/2024 **Status Change Date:** 11/15/2024

Listing Courtesy of:
Listing Office: HOWARD HANNA REAL ESTATE SERVI
Listing Agent: HEATHER HERNDON













