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| List Number: 24061893 | Property Sub-Type: Business Opportunity | New Construction: No |
| Municipality: Concord Vlg | Total # Bldgs: 1 | Status: Active |
| County: Jackson | Total # Units: 1 | Tax ID #: 001-11-27-151-014-00 |
| | # Fin Bldg Lvl: 1 | Road Frontage: 83 |
| | Lot Acres: 0.34 | Total SqFt: 4,716 |
| | Lot Dimensions: 83x180 | \$63.59 |
| | Lot Measurement: Acres | Year Built: 1940 |
| | Lot Square Footage: 14,810 | Days On Market: 124 |
| | Ownership Type: Private Owned | Waterfront: Yes |
| | | Body of Water: Mill Pond |
| | | Water Access Y/N: Yes |
| | | Water Frontage: 80 |

Directions: Spring Arbor Rd./M-60 to N. Main St.

Legal: SEC 27 T3S R3W
Taxable Value: 49,037
Annual Property Tax: 2,578.23
School District: Concord

SEV: 84,400
Tax Year: 2024
Zoning: 201 Commercial

For Tax Year: 2024
Homestead %: 0
Special Assmt/Type: None

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| Additional Details: | Total Parking Spaces: 20; Grd Lvl OH Doors: 2; Ceiling Height: 25; Power/Phase: 3 phase | Docs Req Conf Agmnt: Driveway: Asphalt Exterior Aluminum Material: Siding; Block Heat Source: Natural Gas Heat Type: Forced Air Income and Expenses: Ownership: Purchase Terms Cash; Avail: Conventional Roofing: Rubber Sale None Conditions: | Sewer: Public Sewer Foundation: Block; Slab SqFt Information: Street Type: Paved; Public Tenant Pays All: Uses: Auto Service; Distribution; Professional Service; Professional/Office; Retail; Storage Util Avail at St: Broadband Utilities Attached: Natural Gas Connected Water: Public Water Water Fea. Private Frontage; View Amenities: Water Type: Pond |
| Additional Features: | Over Head Crane | | |
| Air Conditioning: | Wall Unit(s) | | |
| Below Grade: | None | | |
| Business Includes: | Real Estate | | |
| Business Opportunity: | | | |
| Construction Type: | Block; Concrete; Steel | | |
| Docs at List Office: | | | |

Public Remarks: COMMERCIAL BUILDING FOR SALE!! LOOKING FOR A GREAT LOCATION TO START OR MOVE YOUR BUSINESS TO? This building was formally NAPA Auto Parts store for quite some time. Location of this building is on the corner of Spring Arbor Rd./M-60 & N. Main Street in Concord, Michigan. This building offers 4,716 square feet of floor space & another room for upper storage, with an attic. High ceiling throughout the workspace and two overhead doors on each side of the building for great access to the building. This property backs up to the Concord Mill Pond with frontage. Updates on the building are rubber roof, furnace, metal siding & front windows, asphalt driveway & new drain. Call today for your private showing and see what potential this building truly has for your business.