

290533

10980 S M 52, Perry, MI 48872

Agent Copy
\$999,900

Vacant Land Active

Listing Member:	Name Terry Shellhorn 6506039683	Office LO: Century 21 Affiliated 6505431891	Primary 517-887-0800	Office 517-887-0800	E-mail Terry.Shellhorn@c21affiliated.com
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10980 S M 52

List Price:	\$999,900	City:	Perry
Listing Date:	08/15/2025	County:	Shiawassee
Possible Units:	Unknown	School District:	Perry
Road Surface:	Paved	Elementary School	Perry
Soil Types:	Unknown	District:	
Trees:	Yes	Subdivision:	None
Lot Acres:	1.7	Township/Tax	Perry City
Lot Size Dimensions:	undefinedxundefined	Authority:	
Frontage Length:	226	Section #:	9
Cross Street:	Britton	Owner Name:	% Century 21 Affiliated
		Waterfront:	No

Directions: Located at the NW corner of M-52 and W Britton Road
Legal: CITY OF PERRY SEC 9, T5N, R2E COM AT SE COR OF SEC, S88°52'58"W ALG S SEC LN 358 FT, N02°25'18"W 170.90 FT, N49°21'24"E 87.18 FT, N89°00'32"E 289.57 FT TO E SEC LINE, S 226 FT TO BEG SURVEY L2-466 INCORRECT L344-200 L373-597 L839-47 EASEMENT L839-47

Eq Year: 2023	State Eq Value: \$116,400	Taxable Value Year: 2023
Parcel #: 78-024-58-004-001	Tax Year: 2020	Taxes: \$3,300
	Taxable Value: \$82,524	Zoning: Commercial

Current Financing: None	Lot Features: City Lot; Few Trees; Rectangular Lot
Disclosures: Vacant Land	Other Equipment: None
Electric: 150 Amp Service; 440 Volts	Parking Features: Garage; Garage Faces Front; Unimproved; Other
Fencing: None	Road Frontage Type: Alley; City Street; Highway
	Showing Days: Sunday; Monday; Tuesday; Wednesday; Thursday; Friday; Saturday
	Showing Requirements: Email Listing Agent; Sign on Property; Vacant
	Road Surface Type: Alley Paved; Paved
	Sewer: Public Sewer
	Terms: Cash; Conventional
	Utilities: Cable Available; Electricity Connected; Natural Gas Connected; Sewer Connected; Water Connected
	View: Downtown
	Water Source: Public

Public Remarks: Awesome 1.7-acre parcel in a great location right off the expressway and surrounded by major business chains. This very desirable development parcel has streets on all 4 sides with sewer and water to the site. Zoned B-1

Agent to Agent Remarks: Vacant Land- Go and Show- DO NOT go into the building. Value is in the land and location.

Original List Price: \$1,200,000	Days On Market: 207
	Cumulative DOM: 207
	Status Change Date: 08/15/2025
	Expiration Date: 08/31/2026

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