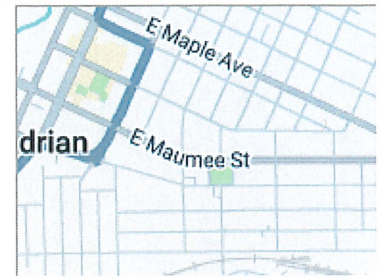


ALL FIELDS DETAIL



MLS # 50195016
Address 120 North Locust Street
Area (Municipality) Adrian (46025)
Mail City Adrian
County Lenawee
State MI
Zip 49221
Class COM/IND/BUS OPP
Type Commercial/Industrial
Sale/Rent For Sale
Status Active
Asking Price \$140,000



LEGAL DESCRIPTION

Legal Description ALL THAT PART OF LOTS 29, 30,31,32,33,40,41,42,43,& 44 PLAT OF EASTERN ADDITION TO CITY OF ADRIAN AND LOTS 1 & 9 BLK 6 ASSESSOR'S PLAT NO 2 CITY OF ADRIAN DESC AS COMM AT SE COR LOT 44 & RUNN TH N 2 DEG 20'W ALG E LI OF LOTS 29 & 44 SD PLAT 195.50 FT TH S

BUSINESS INFORMATION

Envrnmntl Condition Y/N No
Floor Plans Count 0
License Available Y/N No

PROPERTY INFORMATION

Year Built	1911	Square Feet	23975
Basement Y/N	Yes	Insp Cmpl for Well/Septic	No
Frontage	310	Lot Size	310x489x142x388
Acreage	1.34	Site Depth	489
Waterfront Y/N	No	Body of Water	None
Subdivision	Eastern Add	Municipality	Adrian
Municipality Type	City		

LOCATION INFORMATION

Cross Street 1 East Maumee Street
Cross Street 2 Toledo Street

DIRECTIONS

Directions E Maumee St East to North Locust Street; turn North. Property is right behind the Adrian Post Office

LISTING INFORMATION

Price Date	11/24/2025	Price Per SQFT	\$5.84
Listing Date	11/24/2025	Input Date	11/24/2025 5:48 PM
Input Date	11/24/2025 5:48 PM	Status Date	11/24/2025
HotSheet Date	11/24/2025	Update Date	11/24/2025
Update Date	11/24/2025 5:48 PM	Expiration Date	11/30/2026
Originating MLS	Lenawee	Agent	Joseph Wagley - Offc: 517-265-6000
Listing Office	The Wagley Group - Main: 517-265-6000	Original Price	\$140,000
Listing Exception Y/N	No	Cumulative DOM	0
Cumulative DOMLS	0	Signed Disclosure Y/N	No
Guest Listings Y/N	No	Contract	Exclusive Right to Sell
Associated Document Count	0	Additional Documents YN	No
Picture Count	4	Broker Exclusive	No

TAX & FINANCIAL

Property ID	XA0-515-0033-00	FIPS Entity	00440
FIPS	26091	SEV	66700.00
SEV Year	2025	Taxable Value	\$66,700.00
Summer Tax Year	2025	Summer Tax Amount	2929.64
Winter Tax Year	2024	Winter Tax Amount	1175.95
Total Tax Amount	4105.59	Assessments Y/N	No
Subj to Short Sale Apprvl	No	Ownership	Private
Owners Name	Jimmy C Chang	Lease Y/N	No

FEATURES

COMMERCIAL CEILING HGT	FOUNDATION TYPE	LOCATION	SALE INCLUDES
Less than 16 Ft.	Basement	Residential Area	Real Estate Only
COMMERCIAL FEATURES	Crawl	FINANCIAL TERMS	SEWER SEPTIC

MLS #: **50195016**

11/24/2025 05:48 PM

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FEATURES

Handicap Elevator	Slab	Cash	Public Sanitary
Public Restrooms	FUEL TYPE	Conventional	SOURCE OF SQ FT
Reception Area	Natural Gas	PARKING	Appraisal
Sidewalks	HEATING SYSTEM	21+ Spaces	WATER
Vinyl/Laminate Floors	Boiler	Parking Lot	Public Water
COOLING SYSTEM	Zoned Heating	ROADS	WATER FEATURES
HVAC	WATER HEATER	Curbed	None
EXTERIOR CONSTRUCTION	Gas	Paved Street	ZONING
Block		ROOFING	Residential
Brick		Composite	
Partial Masonry		Tar/Gravel	
Wood			

SHOWING INSTRUCTIONS

Showing Instructions Leave card, turn off all lights, secure premises. Provide feedback to the Listing Realtor.

LISTING BROKER SERVICES

Listing Broker Sign Y/N	Yes	Other Sign on Property Y/N	No
Full Service Listing Y/N	Yes	MLS Only Listing Y/N	No

MARKETING-VIRT TOURS/IDX/VOW

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
IDX Include	Y	IDX Consumer Comment	No
IDX Automated Valuation	Yes	Public GLR Websites	Yes
Public MiRS Website	Yes	Publish Sale Price YN	Yes

REMARKS: AGENT & PUBLIC

Agent Remarks	Realtor: Joe Wagley, Cell: 517-403-6767. Email: Joe@TheWagleyGroup.com. Website: TheWagleyGroup.com. Broker: The Wagley Group 121 N Main St. Adrian, MI 49221. Phone: 517-265-6000, Fax: 517-265-6001. Lake Office: 765 Manitou Road, Manitou Beach, MI 49253. Phone: 517-547-6000. APPRAISAL ON FILE AT THE LISTING OFFICE. Information is believed to be accurate but is not guaranteed or warranted by The Wagley Group Realtors and staff. Buyer's Agent to verify all information and be present at all showings.
Public Remarks	This building was built in 1911 for Adrian's hospital. The east wing was added in 1965. When the hospital moved to Riverside Avenue, the Charlotte Stephenson Home for seniors was established and later the current owners operated the CQC senior living center in this building. The seller hopes this property can be redeveloped into any number of uses from loft/apartment style living to a cultural/arts facility/non-profit use; or another use that would compliment our city and this area.

ADDITIONAL PICTURES

DISCLAIMER

This information is deemed reliable, but not guaranteed. All room dimensions are in appx. feet.

Lenawee County Parcel Mapping App

The screenshot displays a GIS application interface. On the left, a 'Layers' panel lists several map layers: Landhooks, Hydrography, Subdivisions, Parcel Dims, Parcels, Subdivision Lots, Building DB, Townships, Sections, and Urban Areas. The 'Parcels' layer is currently selected. The main map area shows an aerial view of land parcels, with yellow outlines indicating the selected 'Parcels' layer. Various parcel identifiers are visible, including XA0-210 6002-00, XA0-210 6004-77, XA0-210 6006-00, XA0-515 0033-00, XA0-100 0274-00, and XA0-515 0043-01. The map also shows street names like 'Toledo St' and 'Adrian Post Office'. A scale bar at the bottom indicates 100 feet. The application is powered by Esri.

YearSeason	Total Amount	Total PaidLast Paid	Total Due	
Taxing Authority		Millage Rate	Amount	Amount Paid
City Operating		13.529900	\$902.44	\$902.44
Local Streets		0.967400	\$64.52	\$64.52
Library		2.500000	\$166.75	\$166.75
County Operating		5.400000	\$360.18	\$360.18
School Operating		9.000000	\$600.30	\$600.30
School Debt		1.550000	\$103.38	\$103.38
School Bond		0.900000	\$60.03	\$60.03
SET Adrian		6.000000	\$400.20	\$400.20
Lenawee ISD		3.640900	\$242.84	\$242.84
Admin Fees			\$29.00	\$29.00
Interest Fees			\$0.00	\$0.00
		43.488200	\$2,929.64	\$2,929.64

[Click Here For Your Summer 2025 Tax Bill](#)

[Click here for a printer friendly version of Summer 2025 Tax information](#)

2024Winter	\$1,175.95	\$1,175.9502/18/2025	\$0.00
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General Information for 2024 Winter Taxes

School District	46010
Taxable Value	\$72,103
Property Class	201 - COMMERCIAL-IMPROVED

PRE/MBT	0.0000%
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Assessed Value	\$73,000
Tax Bill Number	No Data to Display
Last Payment Date	02/18/2025

Last Receipt Number	00005903
Number of Payments	1
Base Tax	\$1,164.31
Admin Fees	\$11.64
Interest Fees	\$0.00
Total Tax & Fees	\$1,175.95

Base Paid	\$1,164.31
Admin Fees Paid	\$11.64
Interest Fees Paid	\$0.00
Total Paid	\$1,175.95

Tax Bill Breakdown for 2024 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
Co Dept on Aging	0.747800	\$53.91	\$53.91
Co Medical Care	0.189600	\$13.67	\$13.67
School Operating	9.000000	\$648.92	\$648.92
School Debt	1.600000	\$115.36	\$115.36
School Bond	0.950000	\$68.49	\$68.49
Lenawee ISD	3.646000	\$262.88	\$262.88
Veteran's Relief	0.015000	\$1.08	\$1.08
Admin Fees		\$11.64	\$11.64
Interest Fees		\$0.00	\$0.00
	16.148400	\$1,175.95	\$1,175.95

[Click here for a printer friendly version of Winter 2024 Tax information](#)

2024Summer	\$3,173.26	\$3,173.2608/20/2024	\$0.00
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YearSeason	Total Amount	Total PaidLast Paid	Total Due
2023Winter	\$1,136.23	\$1,136.2302/14/2024	\$0.00
2023Summer	\$3,032.59	\$3,032.5908/28/2023	\$0.00
2022Winter	\$1,092.00	\$1,092.0002/14/2023	\$0.00
2022Summer	\$2,898.11	\$2,898.1108/22/2022	\$0.00
2021Winter	\$1,080.66	\$1,080.6602/14/2022	\$0.00
2021Summer	\$2,863.10	\$2,863.1008/27/2021	\$0.00