

**4654 WATER Street, Columbiaville Vlg, Michigan 48421-9162**MLS#: **20250005379**  
P Type: **Real Estate Only**  
Status: **Active**Area: **09043 - Columbiaville Vlg**  
DOM: **N/0/0**Short Sale:  
Trans Type:**No  
Sale  
ERTS/FS**LP: **\$725,000**  
OLP: **\$725,000**Location InformationCounty: **Lapeer**  
Village: **Columbiaville Vlg**  
Mailing City: **Columbiaville**  
School Dist: **Lakeville**  
Location: **Water and 1st**  
Directions: **Columbiaville rd turns into 2nd once you pass over the bridge, left on Water st.**

## Side of Str:

Lot InformationAcres: **0.17**  
Rd/Wtr Frt Ft: **60 /**  
Lot Dim: **60.00 x 120.00**General InformationYear Blt/Rmd: **1895/2022**  
#Units/ % Lsd: **0 / -%**  
# Loft Units:  
# Eff/Std Units:  
# 1 BR Units:  
# 2 BR Units:  
# 3 BR Units:  
# 4 BR Units:  
Encroachments:Business InformationZoning: **Commercial**  
Current Use: **Commercial, Mixed Use, Retail, Vacant, Warehouse**  
Bus Type: **Office, Retail**  
Licenses:  
Rent Incl:  
Inv List:  
Inv Incl: **No**  
APOD Avail:  
Zone Conform:  
Rent Cert'd:  
Restrictions:Income and ExpensesMonthly Sales:  
Annl Net Inc: **0**  
Annl Gross Inc: **0**  
Annl Oper Exp: **0**Access To / Distance ToInterstate:  
Railroad:  
Airport:  
Waterway:Square FootageEst Sqft Ttl: **9,000** (LP/SqFt: \$80.56)  
Est Sqft Main: **9,000**  
Est Sqft Ofc:  
Sqft Source: **Public Records**Recent CH: **02/04/2025 : New : PS->ACTV**Listing InformationListing Date: **02/04/2025** Off Mkt Date:  
Exclusions:  
Terms Offered: **Cash, Contract, Conventional**  
Access: **Appointment**  
LC Down Pay: **\$200,000**  
LC Payment: **\$5,750**  
Protect Period: **180**  
LC Int Rate: **8.00**  
LC Term: **60 ma**  
Pending Date:  
ABO Date:  
Possession:  
MLS Source:  
LB Location:  
At Close  
**REALCOMP**  
BMK Date:  
Contingency Date:  
Originating MLS# **20250005379**FeaturesArch Level: **2 Story**  
Foundation: **Basement**  
Comm Ext Feat: **Outside Lighting**  
Accessibility: **Accessible Doors**  
Fencing:  
Heating Fuel: **Natural Gas**  
Wtr Htr Fuel: **Natural Gas**  
Water Source: **Public (Municipal)**  
Exterior: **Block/Concrete/Masonry, Brick, Vinyl Stone**  
Foundation Mtrl:  
Heating: **Forced Air**  
Plant Heating:  
Office Heating:  
Sewer: **Public Sewer (Sewer-Sanitary)**Unit Information

Unit Type Baths Lavs Square Ft Furnished # of Unit Type Rent

Legal/Tax/FinancialProperty ID: **04350100500**  
Tax Summer: **\$582**  
SEV: **147,100.00**  
Legal Desc: **13 58 100 000 00 VILLAGE OF COLUMBIAVILLE WM PETER'S ADDITION NE 1/2 OF LOTS 5 AND 6 BLK 1.**  
Subdivision: **VILLAGE OF COLUMBIAVILLE WM PETER'S ADD**  
Tax Winter: **\$1,854**  
Taxable Value: **\$60,609.00**  
Ownership: **Standard (Private)**  
Oth/Sp Assmnt: **0.00**  
Existing Lease: **No**  
Occupant: **Owner**Agent/Office/Contact InformationListing Office: **The Brokerage Real Estate Enthusiasts**  
Listing Agent: **KATHERINE NOLFF**   
Contact Name: **KATIE NOLFF**  
List Ofc Ph: **(248) 297-5551**  
List Agt Ph: **(248) 909-9401**  
Contact Phone: **(248) 909-9401**Remarks

Public Remarks: Located in the heart of downtown Columbiaville, this beautifully restored historic building blends old-world charm with modern efficiency. Featuring exposed 18" brick walls, natural breadboard ceilings, and original heart pine flooring, the space has been upgraded with new plumbing, mechanicals, and six 200-amp electrical panels. Offering 6,000 SF across five suites on the main level, plus 3,000 SF on both the second level and unfinished basement, this multi-use property provides ample opportunity for business expansion or investment. Commercial-grade doors and windows, along with generous downtown parking, ensure convenience and accessibility. Situated between M15 and M24, just 10 miles north of I-69, the property benefits from high visibility and foot traffic. Nearby, Holloway Reservoir Regional Park spans 5,500 acres, offering recreation such as boating, fishing, hiking, and horseback riding, while the Southern Links Trailway, just one block away, provides a 10.2-mile scenic route connecting neighboring communities. A biweekly farmers market, annual events, and local campgrounds attract consistent visitors, boosting business potential. Looking to expand your business or generate rental income? This property offers unmatched flexibility in a thriving community. Don't miss this rare opportunity to own a true historic gem!

REALTOR® Remarks: BATVAI. There are no setbacks on this building however, if you require some land there are options to redraw the lot lines for an additional cost. The property features a newer roof (2009/2013) with a 35-year warranty and a steel Bilco hatch, allowing for potential rooftop use with the addition of a staircase. Siding updated in 2009/2013, and commercial-grade windows and doors were installed. Heating includes six furnaces (2008/2016), with five currently installed. Three AC units are installed; Units 4, 5, and the second floor do not currently have air conditioning. A single oversized (50+ gal) hot water heater serves the building. Plumbing was updated in 2009/2016, and each of the six suites has its own 200-amp electrical panel (2008/2016). A handicap-accessible half bathroom is located in Unit 2 and is currently accessible to the entire building via the back hallways. Parking includes 15+ spaces plus additional downtown parking. The main level spans 6,000 SF with five suites, while the second level features a 3,000 SF former opera house, which could be converted into a residence with ample space for a large kitchen, two or more bedrooms, and a bathroom, plus potential for a balcony and rooftop access. The basement adds another 3,000 SF, and the sewer line is 6" PVC. The property is connected to city water with a single water bill for the entire building, and features a \$30K anti-siphon valve. Please see attachments for additional information on features and suggested building use. Please note: units 2, 3, 4, 5 and the 2nd floor have been virtually staged in a handful of photos to showcase some of the various potential uses.

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