

CLIENT VIEW - DYNAMIC



**MLS #** 50184678  
**Address** 231 W Main Street  
**Area (Municipality)** Morenci (46035)  
**Mail City** Morenci  
**County** Lenawee  
**State** MI  
**Zip** 49256  
**Class** COM/IND/BUS OPP  
**Type** Commercial/Industrial  
**Sale/Rent** For Sale  
**Status** Active  
**Asking Price** \$89,900



LEGAL DESCRIPTION

Legal Description Legal on file

BUILDING. PROPERTY & LOCATION

|                          |                     |                       |                 |
|--------------------------|---------------------|-----------------------|-----------------|
| <b>Year Built</b>        | 1966                | <b>Square Feet</b>    | 1539            |
| <b>Basement Y/N</b>      | Yes                 | <b>Waterfront Y/N</b> | No              |
| <b>Body of Water</b>     | None                | <b>Frontage</b>       | 40              |
| <b>Lot Size</b>          | 40x100x17x28x23x125 | <b>Acreage</b>        | 0.11            |
| <b>Cross Street 1</b>    | Mill St             | <b>Cross Street 2</b> | North St        |
| <b>Directions</b>        | M-156 to W Main St  | <b>Municipality</b>   | Morenci         |
| <b>Municipality Type</b> | City                | <b>Property ID</b>    | XM0-000-0161-00 |

LISTING INFORMATION

|                                |                                  |                                  |              |
|--------------------------------|----------------------------------|----------------------------------|--------------|
| <b>Full Address(es)</b>        | 231 W Main ST, Morenci, MI 49256 | <b>FIPS</b>                      | 26091        |
| <b>Input Date</b>              | 8/8/2025 7:12 PM                 | <b>Original MLS#</b>             | 50184678     |
| <b>Originating MLS</b>         | Lenawee                          | <b>Original Price</b>            | \$89,900,000 |
| <b>Price Date</b>              | 8/8/2025                         | <b>Listing Date</b>              | 8/8/2025     |
| <b>Listing Exception Y/N</b>   | No                               | <b>Expiration Date</b>           | 1/31/2026    |
| <b>Update Date</b>             | 8/8/2025                         | <b>HotSheet Date</b>             | 8/8/2025     |
| <b>Days On Market</b>          | 3                                | <b>Cumulative DOM</b>            | 278          |
| <b>Days On MLS</b>             | 3                                | <b>Cumulative DOMLS</b>          | 278          |
| <b>Signed Disclosure Y/N</b>   | No                               | <b>Guest Listings Y/N</b>        | No           |
| <b>Contract</b>                | Exclusive Right to Sell          | <b>Lease Y/N</b>                 | No           |
| <b>Additional Documents YN</b> | No                               | <b>Associated Document Count</b> | 0            |
| <b>Status Date</b>             | 8/8/2025                         | <b>Picture Count</b>             | 24           |

TAX & FINANCIAL

|                                  |             |                           |          |
|----------------------------------|-------------|---------------------------|----------|
| <b>Subj to Short Sale Apprvl</b> | No          | <b>Ownership</b>          | Private  |
| <b>Assessments Y/N</b>           | Yes         | <b>Assessments Amount</b> | \$150.00 |
| <b>Summer Tax Year</b>           | 2025        | <b>Winter Tax Year</b>    | 2024     |
| <b>SEV</b>                       | 49300.00    | <b>SEV Year</b>           | 2025     |
| <b>Taxable Value</b>             | \$47,415.00 |                           |          |

BUSINESS INFORMATION

|                                |    |                              |    |
|--------------------------------|----|------------------------------|----|
| <b>Envirnmtl Condition Y/N</b> | No | <b>License Available Y/N</b> | No |
|--------------------------------|----|------------------------------|----|

FEATURES

|   |                                     |  |  |
|---|-------------------------------------|--|--|
| <b>COMMERCIAL CEILING HGT</b><br>Less than 16 Ft. | <b>FOUNDATION TYPE</b><br>Basement  | <b>BUSINESS TYPE</b><br>Medical/Dental   | <b>SOURCE OF SQ FT</b><br>Assessors Data |
| <b>COMMERCIAL FEATURES</b><br>110 Volt Power      | Crawl                               | Office                                   | <b>TYPE</b><br>Office                    |
| Restroom(s)                                       | <b>FUEL TYPE</b><br>Natural Gas     | Retail                                   | <b>WATER</b><br>Public Water             |
| Sidewalks   | <b>HEATING SYSTEM</b><br>Forced Air | <b>ROADS</b><br>City/County              | <b>WATER FEATURES</b><br>None            |
| <b>COOLING SYSTEM</b><br>Central A/C              | <b>WATER HEATER</b><br>Gas          | Class B                                  | <b>ZONING</b><br>Commercial              |
| <b>EXTERIOR CONSTRUCTION</b><br>Brick             | <b>FINANCIAL TERMS</b><br>Cash      | <b>SALE INCLUDES</b><br>Real Estate Only |  |
|   | Conventional                        | <b>SEWER SEPTIC</b><br>Public Sanitary   |  |

LISTING BROKER SERVICES

|                          |     |                            |    |
|--------------------------|-----|----------------------------|----|
| Listing Broker Sign Y/N  | Yes | Other Sign on Property Y/N | No |
| Full Service Listing Y/N | Yes |                            |    |

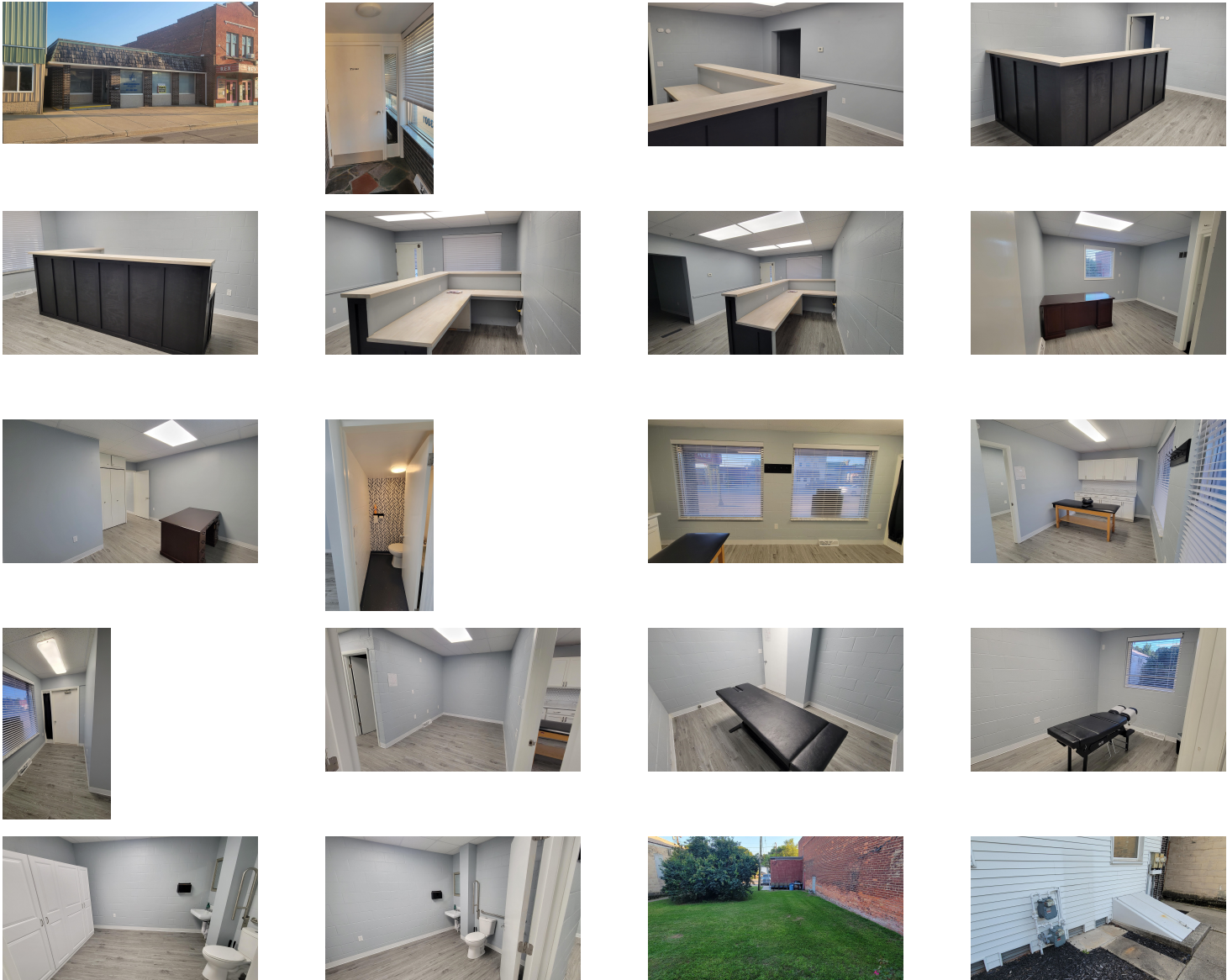
MARKETING-VIRT TOURS/IDX/VOW

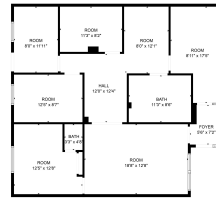
|                         |     |                      |     |
|-------------------------|-----|----------------------|-----|
| VOW Include             | Yes | VOW Address          | Yes |
| VOW Comment             | Yes | VOW AVM              | Yes |
| IDX Include             | Y   | IDX Consumer Comment | No  |
| IDX Automated Valuation | Yes | Public GLR Websites  | Yes |
| Public MiRS Website     | Yes |                      |     |

PUBLIC REMARKS

**Public Remarks** Step into opportunity with this updated brick-front commercial building in the heart of Morenci's revitalizing downtown. Offering over 1,500 square feet of space, this property is ideal for launching your next business or expanding your current one. Recent updates include new flooring, energy-efficient LED lighting, a handicap-accessible restroom, and much more. With excellent street visibility and a classic downtown charm, this space is ready for your vision.

ADDITIONAL PICTURES





## DISCLAIMER

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