



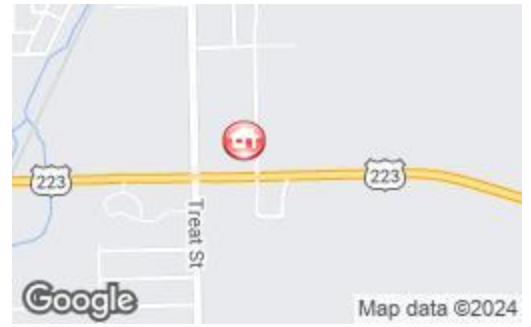
Commercial/Industrial

For Sale
\$399,899

Status
Active

2396 E US Highway 223 Highway
MadisonTwp
49221

[Schedule a Showing](#)



Listing Date 1/31/2024
Activation Date

MLS # 50132535
DOM 1 / 1

Original MLS# 50132535
Originating MLS Lenawee

PROPERTY INFORMATION AND PUBLIC REMARKS				FINANCIAL INFORMATION			
County	Lenawee	Lot Size	140x267x140x265	Summr Tax Amt	2953.64	Contract	Exclusive Right to Sell
Municipality	Madison Twp	Acreage	0.86	Summer Tax Yr	2023	Ownership	Private
Property ID	MD0-112-3970-00	Frontage		Winter Tax Amt	2627.08	Signed Disclr.	No
Year Built	1980	Square Feet	4275	Winter Tax Yr	2023	Manufactured	
Public Remarks	Located on US 223, 4275 Sq Ft. total. Newly remodeled. A large programable LED sign faces the highway, maintenance free vinyl & brick exterior, large parking lot. Security cameras by Swan. The main section is 3075 sq ft and offers reception/waiting room, receptionist offices with reception window, conference room, lunch room, file storage room, 5 offices, mechanical room, bathroom, laundry. Previously used by an accounting firm. Currently the front 1200 sq ft is rented out as a working beauty shop for extra income. Beauty shop owner would like to stay if possible.			Total Tax Amt	5580.72	Prncp Res Expt	
				Total Tax Yr	2023	Lease	No
				SEV	115700.00	Subj to Short Sale	No
				SEV Year	2022	LC Down Pymt	
				Assessments	No	LC Interest Rate	
				Association Fee		LC Terms Months	
				Fee Amount		LC Includ Taxes/Ins	
				Fee Schedule		LC Monthly Pymt	
				Legal Description	LD BEG 746.21 FT E FROM SW COR OF E-1/2 OF SW-1/4 SEC 12 RUNN TH N 615 FT TH E 140 FT TH S 614.96 FT TO S LI SD SEC TH W 140 FT TO POB EX N 348.56 FT CONT 1.12 ACRES SEC 12		

SHOWING AND LISTING INFORMATION

List-Agent	6501402442 Kim Welke - cell: 517-759-2398	SA Comp	No
List-Firm	98512497576 Xsell Realty - Main: 517-266-4661	BA Comp	Yes 5.00 Percent
Listing Exception	No	NA Comp	No
Possession	Beauty Shop in Front	Agent Hit Count	0
Showing Instructions	Use showing time. Sentrilock. Please stay out of beauty shop portion during working	Client Hit Count	0
Directions	Located on US 223 Just East of Treat Hwy. Located on the North side of the road.		
Agent Remarks	Sent lock located near most north door. Beauty Shop portion is a working business so we ask that visits to that area of the building be after 7:30pm or Sunday's so not to disturb their clients. No commission paid on sellers concessions.		

FEATURES

COMMERCIAL CEILING HGT	Less than 16 Ft.	LEASE TYPE	TripleNet	ROADS	City/County, U.S. Highway
COMMERCIAL FEATURES	Cable Internet Installed, Cable TV Available, Meeting Rooms, Occupied, Private Restrooms, Reception Area, Restroom(s), Security Equipment, Security Fence Owned, Telephone, Vinyl/Laminate Floors, Smoke/Fire Alarm	LOCATION	Main Street	SALE INCLUDES	Real Estate Only
COOLING SYSTEM	Central A/C	LOT DESCRIPTION	Industrial	SEWER SEPTIC	Public Sanitary
FOUNDATION TYPE	Slab	FINANCIAL TERMS	Cash, Commercial Loan, Conventional	SOURCE OF SQ FT	Measured
		PARKING	11-20 Spaces	WATER	Public Water
				WATER FEATURES	None
				ZONING	Commercial

Selling Agent		Sold Price	
Selling Firm		How Sold	
Concessions	Concession Amount	Pending Date	
Prepared by	Steve Brandt	Sld Price Net Concessions	
		Closed Date	