

MLS #: **1928192**

311 Woodworth Avenue

Asking: **\$675,000**

D MLS # **1928192**
S Status **Active**
R Type **Retail/Commercial**
H City **Alma**
M Zip **48801**
T Township **City of Alma**
I County **Gratiot**

**GENERAL**

Unbranded Virtual Tour

Development Name	CtyofAlma	# Restrooms		Business Incl	No
Business Name	Former Bank/Office	Full Time Employees		Real Estate Incl	
Approx Year Built	1975	Parking Spaces	46	Inventory Incl	Yes
Year Updated	2000	Deeded Waterfront	No	Vacant Land	No
Year Remodeled		Body of Water		ECO Features	No
% of Remodel		Private/Shared		Sale or Lease	For Sale
Apx Total Fin SQFT	28000	Water Front Footage			
Number of Acres	0.95	Lake Size			
Lot #	4-7				
Lot Dimensions	250x165/80x65				
Occupied	No				
Lease Expires					

FEATURES

PRESENT USE	None	SEWER		Municipal
LICENSES	None	EXTRAS		Sprinkler System, Other, Elevator
FOUNDATION	Full Finished	PARKING		Paved, Parking Lot, Street Parking
ROOF	Membrane	INCLUDED IN LEASE		None
EXTERIOR FEATURES	Brick	ZONING		Commercial
LOCATION	Corner Lot, Freestanding	DOCUMENTS ON FILE		Other
ROAD	Public Maintained	UNIVS DESIGN/BARRIER FREE		Covered Entrance, Elevator
HEATING/COOLING SOURCE	Natural Gas	POSSESSION		At Closing
HEATING/COOLING TYPE	Forced Air, Central Air	TERMS		Commercial Loan, Cash, Owner Assist (L /C)
WATER	Municipal Water			

REMARKS

This is the perfect investment for offices, retailers, and other innovative ideas! This beautifully structured building located in downtown Alma is ready for development. With almost 28,000 sq ft, a vault, elevator, and (2) parking lots the possibilities are endless. The main level features huge windows, brick interior, separated offices, teller space, and 10' and 15' ceilings. Create a loft or offices upstairs with access by stairs or an elevator. Building was formerly used as a bank and includes (2) parcels. Investment Highlights: located downtown, near Alma College, and Starbucks. Nearby Major Retailers:



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