

9477 Vienna Road, Forest Twp, Michigan 48423

MLS#: 20250001645
P Type: Real Estate Only
Status: Active

Area: 08291 - Forest Twp
DOM: N/51/51

Short Sale:
Trans Type:

No
Sale
ERTS/FS

LP: \$240,000
OLP: \$285,000



Location Information

County: Genesee
Township: Forest Twp
Mailing City: Otisville
School Dist: Lakeville
Location: M15 (State Rd.) and Vienna
Directions: M15 to Vienna Rd., West to property.

Side of Str: N

Lot Information

Acres: 1.19
Rd/Wtr Frt Ft: 200 /
Lot Dim: 200x260x200x260

General Information

Year Blt/Rmd: 1979/2022
#Units/ % Lsd: 0 / -%
Loft Units:
Eff/Std Units:
1 BR Units:
2 BR Units:
3 BR Units:
4 BR Units:
Encroachments: No

Business Information

Zoning: Commercial
Current Use: Office, Service
Bus Type: Service
Licenses:
Rent Incl:
Inv List:
Inv Incl: No
APOD Avail:

Zone Conform: Yes
Rent Cert'd:
Restrictions:

Income and Expenses

Monthly Sales:
Annl Net Inc: 0
Annl Gross Inc: 0
Annl Oper Exp: 0

Access To / Distance To

Interstate: / 15
Railroad:
Airport: / 30
Waterway:

Square Footage

Est Sqft Ttl: 1,856 (LP/SqFt: \$129.31)
Est Sqft Main: 1,856
Est Sqft Ofc: 1,856
Sqft Source: Assessor

Recent CH: 02/13/2025 : Price Increase : \$225,000->\$240,000

Listing Information

Listing Date: 01/07/2025 Off Mkt Date: Pending Date: BMK Date:
Exclusions: Cash, Conventional Protect Period: 60 ABO Date: Contingency Date:
Terms Offered: Lock Box Possession: Close Plus 16-29 Days
Access: MLS Source: REALCOMP Originating MLS# 20250001645
LB Location: Side Door

Features

Arch Level: 1 Story Exterior: Block, Other, Vinyl
Foundation: Basement Foundation Mtrl: Block
Exterior Feat: Comm Feat: 220V Available, Security System Roof Mtrl: Asphalt
Accessibility: Accessible Common Area, Accessible Entrance, Reinforced Floors Heating: Forced Air
Fencing: Heating Fuel: Natural Gas Plant Heating:
Water Source: Well (Existing) Office Heating: Central Air, Forced Air
Water Facilities: Pond Sewer: Septic Tank (Existing)
Water Features:

Unit Information

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

Green Property Information

Green Energy Efficient: HVAC

Legal/Tax/Financial

Property ID: 0916400007 Ownership: Standard (Private)
Tax Summer: \$1,395 Tax Winter: \$4,582 Oth/Sp Assmnt:
SEV: 128,100.00 Taxable Value: \$125,265.00 Existing Lease: No Occupant: Owner
Legal Desc: A PARCEL OF LAND BEG AT NW COR OF LOT 1 SCENIC HILLS SUB TH S 5 DEG 56 MIN 09 SEC E 260 FT TH S 84 DEG 03 MIN 51 SEC W 200 FT TH N 5 DEG 56 MIN 09 SEC W 260 FT TH N 84 DEG 03 MIN 51 SEC E 200 FT TO PL OF BEG SEC 16 T9N R8E (80)

Agent/Office/Contact Information

Listing Office: Real Estate One Gardner & Assoc List Ofc Ph: (810) 667-2284
Listing Agent: BRUCE HUBER List Agt Ph: (810) 667-2284
Contact Name: BRUCE HUBER Contact Phone: (810) 499-1337

Remarks

Public Remarks: Recently remodeled commercial building is currently used as office, service and retail outlet for a HVAC business. There is a large basement area which is used by current owner for parts storage. Property is fully zoned commercial. Excellent location for multi use commercial facility. Property was used as a Veterinary clinic by prior owner. Property is in move in condition. Includes brand new furnace, water heater, & well tank. Also has been totally remodeled. Many potential commercial uses available. Very large lot with room for expansion. Move-in ready for new buyer.
REALTOR@ Remarks: Recently remodeled commercial building is currently used as office, service and retail outlet for a HVAC business. There is a large basement area which is used by current owner for parts storage. Property is fully zoned commercial. Excellent location for multi use commercial facility. Property was used as a Veterinary clinic by prior owner. Property is in move in condition. Many potential commercial uses available. Very large lot with room for expansion. Move-in ready for new buyer.

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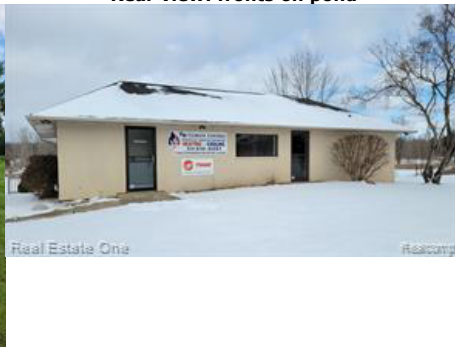
Rear view walkout

Rear view: fronts on pond



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Rear view



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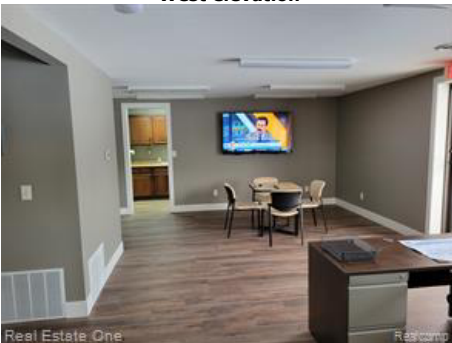


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West elevation

Parking area



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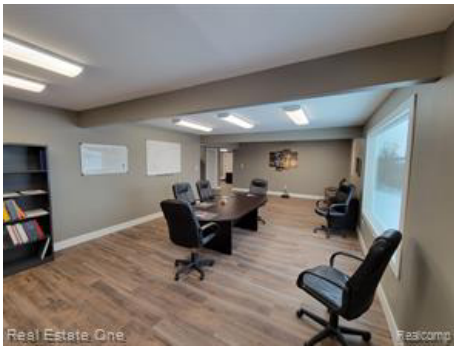
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Front entry area

Conference room

Conference area



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Conference area



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Front office



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Front entry



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Front office



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Administrative area



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Administrative area



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Kitchenette



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Restroom



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Upper storage room



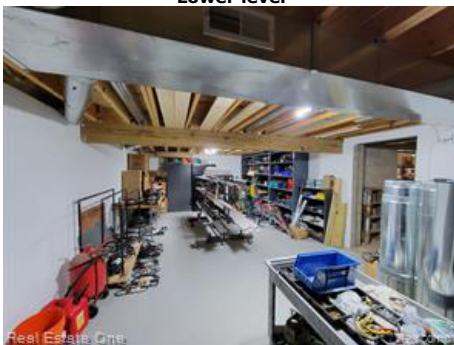
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Lower level



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Lower level storage



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Lower level storage



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Lower level