

Commercial Sale Active Customer Detail Report

424 E Main Street, Edmore, MI 48829

\$199,900



List Number: 24027081
Municipality: Edmore Vlg
County: Montcalm
Property Sub-Type: Retail/Commercial
Total # Bldgs: 1
Total # Units: 1
Fin Bldg Lvl: 2
Lot Acres: 0.07
Lot Dimensions: 22x132
Lot Measurement: Acres
Lot Square Footage: 3,049
New Construction: No
Status: Active
Tax ID #: 04108017800
List Price: 199,900
List Price/SqFt: \$43.46
Road Frontage: 22
Total SqFt: 4,600
Year Built: 1920
Days On Market: 91
Waterfront: No

Directions: South side of Main Street, Edmore between 4th and 5th Streets.

Legal: LOT 178 & W 2 FT OF LOT 177 EX N 42 FT OF W 2 FT OF LOT 177 VILLAGE OF EDMORE.
Taxable Value: 31,605
Annual Property Tax: 1,998
School District: Montabella

SEV: 32,000
Tax Year: 2023
Zoning:
For Tax Year: 2023
Homestead %: 0
Special Assmt/Type: 0

Additional Details: Additional Features: Air Conditioning: Central Air; Window Unit(s) Below Grade: Basement; Partial Business Includes: Equipment; Furniture; Inventory; Real Estate Business Opportunity: Construction Type: Frame/Wood Docs at List Office:	Docs Req Conf Agrmnt: Driveway: Exterior Material: Brick Heat Source: Natural Gas Heat Type: Forced Air Income and Expenses: Ownership: Purchase Terms Avail: Cash; Conventional Roofing: Rubber Sale Conditions: None	Sewer: Public Foundation: SqFt Information: Street Type: Tenant Pays All: Uses: Retail Util Avail at St: None Utilities Attached: Electric; Natural Gas; Telephone Water: Public Water Fea. Amenities: Water Type:
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Public Remarks: Opportunity awaits in the form of a well-maintained historic building and a carefully curated boutique! Gypsy Soul has blossomed over the years and is ready for a new owner to further develop the current owner's vision or bring in fresh ideas. The two-story brick store front will turn heads with an eye-catching color scheme and well-planned design features. Step through the front door to find 4,000 square feet of retail space along with a restroom, storage room, and private office. All this, plus a usable basement. The sale of the building will include inventory, clothing racks, display structures, security cameras, point of sale system, lighting, decor, and furnishings. The Gypsy Soul is the Go To destination for formal dresses, with many repeat customers and great potential for growth



Presented by
 Shailla Powell
 Eagle Realty
 989-565-0118
 989-565-0118
shailla@eaglerealty.com
<http://eaglerealty.com>



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