



List Number: 26007495	Property Sub-Type: Business Opportunity	New Construction: No	Status: Active
Municipality: Leoni Twp	Total # Bldgs: 1	Tax ID #: 000-09-21-477-001-00	List Price: 125,000
County: Jackson	Total # Units: 1	Road Frontage: 279	Original List Price: \$125,000
	# Fin Bldg Lvl: 1	Total SqFt: 240	List Price/SqFt: \$520.83
	Lot Acres: 0.54	Year Built: 2003	Days On Market: 15
	Lot Dimensions: 279x84x292		Cumulative DOM: 15
	Lot Measurement: Acres		Expiration Date: 10/31/2026
	Lot Square Footage: 23,522		Waterfront: No

Legal: Parcel Number: 000-09-21-477-001-00
Taxable Value: 23,296
Seller's Annual Property Tax: 1,228
School District: East Jackson

SEV: 26,902
Tax Year: 2025
Zoning:

For Tax Year: 2025
Homestead %: 0
Special Assmt/Type: None

Additional Details:		Docs Req Conf Agrmnt:		Sewer:	Public Sewer
Additional Features:		Driveway:	Gravel	Foundation:	Slab
Air Conditioning:	Mini-Split	Exterior Material:	Vinyl Siding	SqFt	Closed Circuit Camera(s)
Below Grade:	None	Heat Source:	Electric	Information:	
Business Includes:	Real Estate	Heat Type:	Mini-Split	Street Type:	Paved
Business Opportunity:		Income and Expenses:		Tenant Pays All:	
Construction Type:	Frame/Wood	Ownership:	LLC	Uses:	Other
Docs at List Office:		Purchase Terms Avail:	Cash; Conventional	Util Avail at St:	Cable Available; Natural Gas Available
		Roofing:	Other	Utilities	Cable Connected; Electricity
		Sale Conditions:	None	Attached:	Connected; Phone Connected
				Water:	Public Water
				Water Fea.	
				Amenities:	
				Water Type:	

Public Remarks: High-Visibility Commercial Opportunity - Prime Auto Sales Lot! Position your business for maximum exposure at this exceptionally visible site, just moments from the heavily traveled I-94 corridor. With an estimated 57k daily views from I-94 and +6k vehicles per/day of direct traffic, this property delivers unmatched brand visibility & customer access. Featuring 279ft of premium frontage, this site offers outstanding display capacity & easy ingress/egress ideal for auto sales, equipment sales or other high-visibility retail uses. Strategically located in close proximity to multiple fast-food operators, lodging brands and major gas stations, the property benefits from consistent consumer traffic & strong surrounding commercial synergy. The area's established retail presence supports repeat customer flow & enhances business credibility. Capitalize on this rare opportunity to secure a highly visible location in a commercial corridor with exceptional traffic counts & regional connectivity!!

Agent Only Remarks: Buyer/BA to verify information provided by seller/LA. Information is deemed to be accurate to the best ability of the seller/LA at time of the listing. Lot lines in photos are estimated.

Listing Agreement: Exclusive Right To Sell

RP: No

List Off:	Name	Primary Phone	Email	Other
List Agt:	Coldwell Banker Beiswanger Realty Group(jx0450)	+1 517-435-1500	Admin@MiRealEstatePro.com	Fax:
List Association:	Scott Timms (jx424452)	517-817-9517	scott@capitalmidwestholdings.com	Mobile: 517-817-9517
	Jackson Area Association of REALTORS			

Showing Instructions: ShowingTime

Listing Date: 03/02/2026

Status Change Date: 03/02/2026

1_6006 ann arbor rd jackson mi - 00029



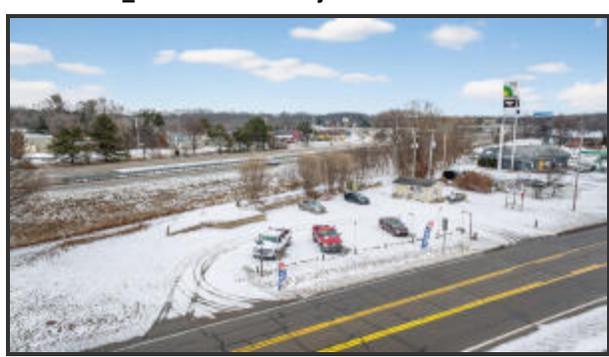
2_6006 ann arbor rd jackson mi - 00030



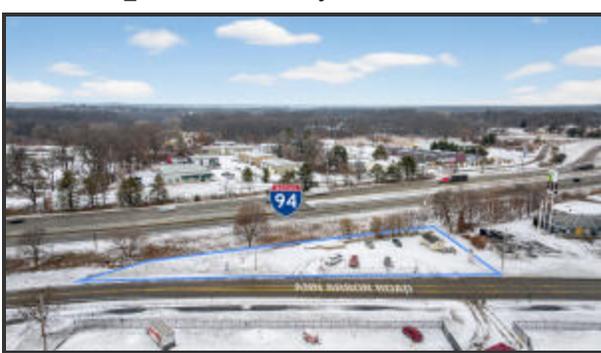
3_6006 ann arbor rd jackson mi - 00027



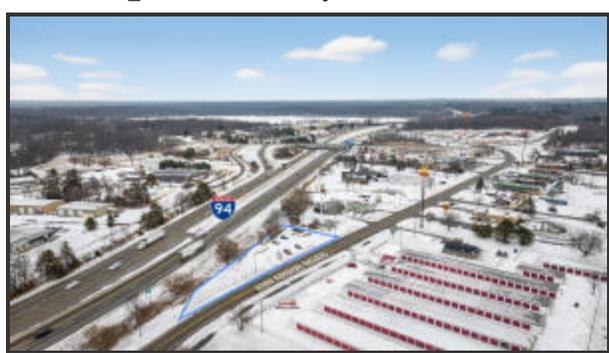
4_6006 ann arbor rd jackson mi - 00012



5_6006 ann arbor rd jackson mi - 0009



7_6006 ann arbor rd jackson mi - 0002



14_6006 ann arbor rd jackson mi - 00023



13_6006 ann arbor rd jackson mi - 00028



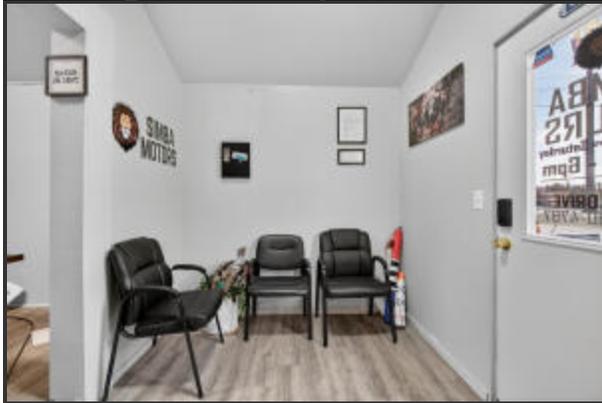
15_6006 ann arbor rd jackson mi - 00024



16_6006 ann arbor rd jackson mi - 00016



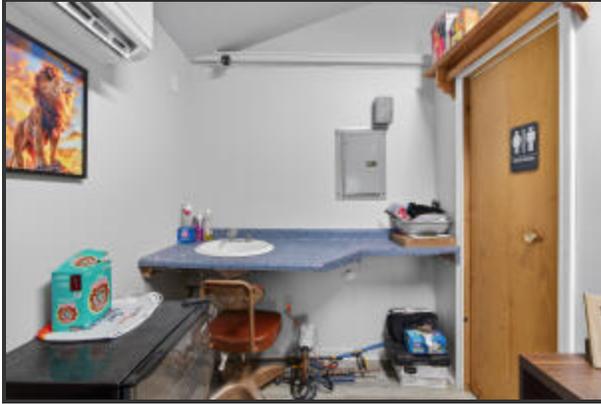
17_6006 ann arbor rd jackson mi - 00017



20_6006 ann arbor rd jackson mi - 00021



21_6006 ann arbor rd jackson mi - 00020



22_6006 ann arbor rd jackson mi - 00019



11_6006 ann arbor rd jackson mi - 00025



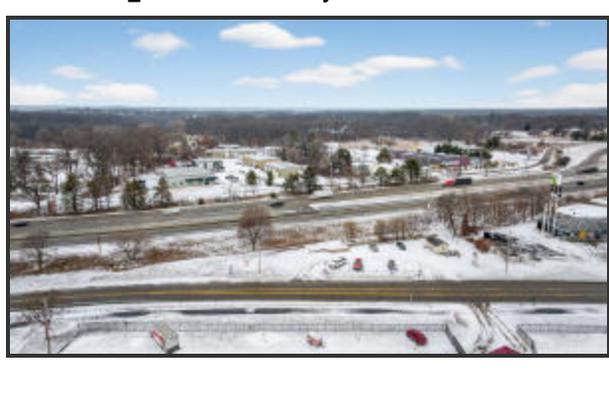
12_6006 ann arbor rd jackson mi - 00026



23_6006 ann arbor rd jackson mi - 00015



28_6006 ann arbor rd jackson mi - 00010



30_6006 ann arbor rd jackson mi - 00011

