

Shelley Niedzwiecki
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Ayre/Rhinehart Bay REALTORS
Main: 989-892-4800



[Schedule a Showing](#)

Address 102 Ausable State Road
Address 2
Municipality Bay City
State MI
Zip 48706
Asking Price \$495,000
Sold Price

Sale/Rent For Sale
MLS # 50197220 50197220
Type Commercial/Industrial
Status Active



Agent Remarks Contact listing agent with all showing requests, with a preferred 24+ hours notice. There is an operating business on site, so listing agent will guide tours to provide the least disruption to operations. No LC terms, please provide either proof of cash funding or commercial loan credentials with all showing requests. Sale is for real estate only, however owners may consider selling some equipment for an additional price.

Public Remarks This building has received a sharp, high quality professional remodel from top to bottom within the last year! Situated two short blocks off the high traffic count Wilder Road, 2 miles from Downtown Bay City, and nestled within a cute residential neighborhood, this is an absolute gem hidden in plain sight! Step inside to enjoy the ultra modern & sleek open concept design, two brand new lavatories, reception area, two individual offices, multiple bump-outs that could easily be closed off for additional private office space, a cool overhead door to bring the outside in, and an 1100 sqft shed with two roll-up doors for abundant storage space, all on nearly half an acre! Its new owner will appreciate the true turn-key nature of this 5300+ sqft property, and will have peace of mind with its top notch security & keyless entry systems! With its C-1 zoning, the possibilities are abundant for you to build your dream business or add this magnificent property to your investment portfolio! **sale is for real estate only!

LOCATION INFORMATION

County	Bay	Property ID	160-017-277-010-00	Shared Forms	1
Frontage	216	MLS Area	Bay City (09016)	SEV / Yr	38000.00 2025
Lot Size	irreg	Township		Summer Tax/ Yr	2232.00 2025
Acres	0.45	Body of Water		Winter Tax/ Yr	314.00 2025
Section		Subdivision		Total Tax / Yr	2546.00 2025
Cross Streets	State Street / W. Murphy				
Directions	At the point of State Street & Ausable State Road				

Legal COM ON THE W LI OF STATE ST 254 FT S OF SW COR OF MURPHY & STATE STS TH S 275.76 FT M/L TO IT'S INTER WITH THE ELY LI OF RELOCATED AUSABLE STATE RD TH NWLY ALG SD ELY LI 25.85 FT TH CONT ALG SD ELY LI 216 FT M/L TH NELY 141.75 FT TO POB. (COMB W/ 000 EOP 88' & SDI IT OFF ST BOW EOP 2002 \

PROPERTY INFORMATION

Year Built	1955	Style		Square Feet	5330
License Avail	No	Water	Public Water	Certified Inspect	
License Type		Sewer Septic	Public Sanitary	Recognized Env Cond	No
LISTING INFORMATION					
List Date	1/8/2026	Exp Date	1/8/2027	MLS	Bay County REALTOR Association
List-Agt	6501297382 Shelley Niedzwiecki	List-Firm	BCR0090 Ayre/Rhinehart Bay REALTORS	L-Firm Ph #	Main: 989-892-4800
Co-List Agt		Co-List Frm		L-Agt Ph #	Cell: 989-415-2251
				Co-List Ph #	

Showing Instructions

Contract	Exclusive Right to Sell	Seller Concessions (Invite)	Yes
Ownership	Trust	Seller may consider Buyer Concession if Buyer submits the Concessions in the Purchase Agreement	
Short Sale	No	List Exception	No
Lease Y/N	No	Full Serv Listing	Yes
Signed Disc	No	Listing Broker Sign	No
		Other Sign on Prop	Yes
		DOM	1 / 1

[No Additional Required Feeds, Forms or Addendums](#)

SOLD INFORMATION

Sell-Agt		Sell-Firm		S-Firm Ph #	
Pend Date		How Sold		Concessions	
Closed Date				Concession Amt	

MORTGAGE INFORMATION

LC Down Pmt		LC Interest Rate		LC Term (Months)		LC Incl Tax/Ins		LC Monthly Pmt	
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FEATURES

COMMERCIAL FEATURES	Overhead Doors, Security Syetem, Owned	FINANCIAL TERMS	Cash, Commercial Loan	ROADS	Paved Street
COOLING SYSTEM	Central A/C			ROOFING	Asphalt, Metal
EXTERIOR CONSTRUCTION	Vinyl Siding			SEWER SEPTIC	Public Sanitary
FOUNDATION TYPE	Slab			SOURCE OF SQ FT	Plans
FUEL TYPE	Natural Gas			SUB STRUCTURE TYPES	Shed
HEATING SYSTEM	Forced Air			WATER	Public Water
				ZONING	Commercial