

Shelley Niedzwiecki
Cell: 989-415-2251
shelley.niedzwiecki@arhousebay.com
www.arhousebay.com
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
Frontage 216
Lot Size irreg
Acres 0.45
Section
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' & SPLIT OFF ST POW EOP 2003.)

Shared Forms 1
SEV / Yr 38000.00 2025
Summer Tax/ Yr 2232.00 2025
Winter Tax/ Yr 314.00 2025
Total Tax / Yr 2546.00 2025

PROPERTY INFORMATION

Year Built 1955
License Avail No
License Type
Style
Water Public Water
Sewer Septic Public Sanitary

Square Feet 5330
Certified Inspect
Recognized Env Cond No

LISTING INFORMATION

List Date 1/8/2026	Exp Date 1/8/2027	MLS Bay County REALTOR Association	L-Firm Ph # Main: 989-892-4800
List-Agt 6501297382 Shelley Niedzwiecki		List-Firm BCR0090 Ayre/Rhinehart Bay REALTORS	L-Agt Ph # Cell: 989-415-2251
Co-List Agt		Co-List Frm	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	
Lease Y/N No	DOM 1 / 1
Signed Disc No	No Additional Required Fees, Forms or Addendums

SOLD INFORMATION

Sell-Agt	Sell-Firm	S-Firm Ph #	
Pend Date	Closed Date	Concessions	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 System 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	