

REALTOR Professional Report



Select



Commercial

For Sale

Waterfront: No

Current Zoning:

Dimensions: 108X90

Business Name: ADAPT PHYSICAL THERAPY

County: Ogemaw

Township: West Branch

MLS # 1933441

Mixed Use

Sec # 19

List Price: \$450,000

Lease Price/SQFT:

Lease Price/Month:

Apx Total Fin SQFT 3541

Sub:

Lot#:

Apx Yr Blt: 2006

Remodeled:

Apx # Acres: 0.22

Owner: KUMAR

Vacant:

48661

Active **105 W Houghton Avenue** Unit #:

BUSINESS TYPE: Medical/Dental

LOCATION: Corner Lot

CONSTRUCTION: Frame

BASEMENT: Slab

ROOF: Asphalt

FLOORING:

LICENSES: None

EXTRAS: None

West Branch

TAX ID #: 65-052-462-009-30

HEAT/COOLING: Natural Gas
Central Air, Zoned/Dual

WATER: Municipal Water

WASTE: Municipal

ZONING: Commercial

ROAD: Public Maintained, Blacktop

FINANCING: Conventional Mortgage, Commercial Loan, Cash

POSSESSION: Negotiable

INCL IN RENT: None

Fixtrs/Equip Value
Assn Dues
Rental Exp
Rental Inc

Gross Sales
Ins Exp (Annual)
Heat Exp (Annual)
Electric Exp (Annual)

Restrooms
Renewable
Inv Value

Parking Spaces
Full Time Employees
Business Incl
Inventory Incl
Real Estate Incl

No
No

Agent Only Remarks

Public Remarks

COMMERCIAL BUILDING CORNER LOCATION! Built in 2006 this 3,500 sf commercial building situated on high traffic main street in downtown West Branch! Has city sewer and water. On site parking, handicap accessible main floor, therapy pool, rehab room, exam rooms, office space plus waiting area.

Directions

CORNER OF HOUGHTON AVE AND FIRST ST

List Offic - Ofc Nm Ph **MORRIS-RICHARDSON RE - Main: 989-345-2828**
List Agent - Agt Nm Ph **GREG MORRIS - C: 989-329-4396**
List Agent - E-mail **greg@mrrehomes.com**
ListTeam - TeamNmPh

List Ofc 2 - Ofc Nm Ph
List Agt 2 - Agt Nm Ph
List Agt 2 - E-mail

Sell Ofc 1 - Ofc Nm Ph
Sell Agt 1 - Agt Nm Ph
Sell Agt 1 - E-mail

Exclusive Right to Sell
Dual MLS #
Sign **No**

Sold Price
Terms
Concession
Amount
Closed
List Date **5/8/2025**
DOM **19**

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