



**1430 CRESCENT LAKE Road, Waterford Twp, Michigan 48327-2416**

MLS#: **20230035918**  
 P Type: **Real Estate Only**  
 Status: **Active**

Area: **02131 - Waterford Twp**  
 DOM: **N/10/10**

Short Sale: **No**  
 Trans Type: **Sale ERTS/FS**

LP: **\$899,999**  
 OLP: **\$899,999**



Location Information

County: **Oakland**  
 Township: **Waterford Twp**  
 Mailing City: **Waterford**  
 School Dist: **Waterford**  
 Location: **M-59 and Cescent Lake Rd**  
 Directions: **Located near M-59 and Crescent Lake Rd**

Side of Str: **E**

Lot Information

Acres: **0.93**  
 Rd/Wtr Frt Ft: **87 /**  
 Lot Dim: **87.00 x 463.00**

General Information

Year Blt/Rmd: **1987**  
 #Units/ % Lsd: **0 / -%**  
 # Loft Units:  
 # Eff/Std Units:  
 # 1 BR Units:  
 # 2 BR Units:  
 # 3 BR Units:  
 # 4 BR Units:  
 Encroachments:

Business Information

Zoning: **Commercial**  
 Current Use: **Commercial, Other, Residential, Private**  
 Bus Type:  
 Licenses:  
 Rent Incl:  
 Inv List:  
 Inv Incl: **No**  
 APOD Avail:

Zone Conform:  
 Rent Cert'd:  
 Restrictions:

Income and Expenses

Monthly Sales:  
 Annl Net Inc: **0**  
 Annl Gross Inc: **0**  
 Annl Oper Exp: **0**

Access To / Distance To

Interstate:  
 Railroad:  
 Airport:  
 Waterway:

Square Footage

Est Sqft Ttl: **3,181** (LP/SqFt: \$282.93)  
 Est Sqft Main: **3,181**  
 Est Sqft Ofc:  
 Sqft Source:

Recent CH: **05/12/2023 : New : PS->ACTV**

Listing Information

Listing Date: **05/12/2023** Off Mkt Date: Pending Date: BMK Date:  
 Exclusions: ABO Date: Contingency Date:  
 Terms Offered: **Cash, Conventional** Protect Period: **90** Possession: **Negotiable**  
 Access: **Appointment** LB Description: MLS Source: **REALCOMP** Originating MLS# **20230035918**  
 See Remarks

Features

Arch Level: **1 Story** Exterior: **Block/Concrete/Masonry**  
 Accessibility: Water Source: **Well (Existing), Water at Street** Sewer: **Public Sewer (Sewer-Sanitary), Septic Tank (Existing)**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: **1322151002** Ownership: **Standard (Private)**  
 Tax Summer: **\$2,896** Oth/Sp Assmnt: **0.00**  
 SEV: **175,050.00** Taxable Value: **\$115,510.00** Existing Lease: **No** Occupant: **Owner**  
 Legal Desc: **T3N, R9E, SEC 22 PART OF NW 1/4 OF NW 1/4 BEG AT PT DIST N 674.20 FT FROM SW COR OF NW 1/4 OF NW 1/4, TH N 87.70 FT, TH S 89-20-00 E 496.48 FT, TH S 00-07-00 E 87.70 FT, TH N 89-20-00 W 496.65 FT TO BEG, EXC W 33 FT IN HWY 0.94 A W478C**

Agent/Office/Contact Information

Sub Ag Comp: **Yes: 2.5%** List Ofc Ph: **(248) 912-9990**  
 Buy Ag Comp: **Yes: 2.5%** List Agt Ph: **(734) 330-6501**  
 Trn Crd Comp: Compensation Arrangements: Contact Name: **RON YARBROUGH**  
 Listing Office: **Remerica Integrity II** Contact Phone: **(734) 330-6501**  
 Listing Agent: **RON YARBROUGH**

Remarks

Public Remarks: **Hard to find commercial property located near the corner of M-59 and Crescent Lake rd. This property has many opportunities and available uses. This once former motorcycle shop with a grandfathered home on the property has a ton to offer. The cycle shop is over 3100 square feet, the home is over 1200 square feet with 2 bedrooms and 2 baths. Plenty of storage options with the 30x40 pole barn and the 1.5 car garage on almost an acre of land. The zoning is C-3. Don't wait schedule a showing today!**

REALTOR® Remarks: **PLEASE SUBMIT OFFERS TO: ry.re.admin@protonmail.com . Email all offers with offer submission form and lender approval letter or bank statement in a single PDF file. Licensed agent must be present for any and all showings. Buyers agent to verify all information, all data and measurements are approximate and buyer should do their own due dilligence and measurments. The zoning guide is attached in the docs and available uses are on pages 156-158.**