

# 112 S Church St, 106 S Church St, Hudson, MI 49247



## Overview

112 South Church Street (Tax ID: XH0-320-0280-00) and 106 South Church Street (Tax ID: XH0-320-0310-00) are being offered together as a package sale. Taxes, total acreage and square footage reflected in this listing are a combination of both parcels. Both buildings feature a mixed-use layout, with commercial space on the main level and residential units on the second floor, providing multiple income streams and value-add potential. 112 S Church Street: Main-level commercial space is currently leased month-to-month at \$400/month. The upper residential 2-bedroom, 1-bath unit is leased month-to-month at \$600/month. 106 S Church Street: Upper residential unit is leased month -to-month at \$300/month. The lower commercial unit is currently vacant and requires a full renovation prior to being leased, offering strong upside for investors or owner-users. Located just south of the main four corners in downtown Hudson, this property benefits from excellent proximity to downtown businesses, services, and foot traffic. A large parking lot situated between the two buildings provides ample off-street parking, a valuable asset for both residential tenants and commercial users. This offering presents an ideal opportunity for an investor seeking a mixed-use property with existing income and renovation upside, or an owner-user looking to establish a downtown presence while offsetting expenses with rental income.

For Sale      Retail



Secondary Uses: Mixed Use

Sale Price	\$79,900
Price Per SF	\$16.6/SF
Building Size	4,824 SF
Acres	0.19 ac
Zoning	R-A
Zoning Description	Commercial-Improved
Floors	2
Parking Spaces	8
Nearest MSA	Adrian
Tax ID Numbers	XH0-320-0280-00 & XH0-320-0310-00
Property Use Type	Investment
Property Status	Existing
Average Occupancy Rate	100%
Total Multifamily Units	2
County	Lenawee
No. of buildings	2
Listing ID	eca55447
Parcel APN	XH0-320-0280-00

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## Additional Images

