



MLS # **1941901**  
 Status **New**  
 Type **Office**  
 Address **820 N Pine River Street**  
 City **Ithaca**  
 Zip **48847**  
 County **Gratiot**  
 Class **Commercial**  
 Asking Price **\$249,000**  
 Sale/Rent **For Sale**

Business Name **Ithaca Family Practice**  
 Development Name **City of Ithaca**

**List Agent / Office**  
**Micah Kemler - 989-330-4037**  
**43 NORTH REALTY - 989-463-1219**

#### General

Asking Price	<b>\$249,000</b>	Tax ID	<b>52-060-063-00</b>	Electric Exp (Annual)
		Parking Spaces	<b>25</b>	Heat Exp (Annual)
		Development Name	<b>City of Ithaca</b>	Rent Exp (Annual)
		Deeded Waterfront	<b>No</b>	Rental Income (Annual)
		Body of Water		Fixtrs/Equip Value
Owner	<b>Prouty</b>	Water Front Ftg		Indoor Air Quality
Township	<b>City of Ithaca</b>	Private/Shared		Mineral Rights
County	<b>Gratiot</b>	Apx Total Fin SQFT	<b>4785</b>	Repairs
Lot Dimensions	<b>278x210x280x209</b>	# Units		
Apx Year Built	<b>1970</b>	# Restrooms	<b>7</b>	
		Full Time Employees		
		Inventory Incl	<b>No</b>	



**Legal** UNPLATTED COM AT NW COR OF S 1/2 OF NW 1/4, E 25 1/3 RDS (417.945 FT), S 12 2/3 RDS (208.89), W 25 1/3 RDS, N 12 2/3 RDS TO BEG EXC E 139.33 FT THEREOF, SEC 31-11-2.

**Directions** Go south on State Rd from Superior/Lincoln Road for approximately 5 miles. Property will be on the east side.

#### Features

PRESENT USE	<b>Medical/Dental</b>	EXTRAS	<b>Mezzanine</b>
LICENSES	<b>None</b>	PARKING	<b>Parking Lot</b>
FOUNDATION	<b>Slab</b>	INCLUDED IN LEASE	<b>None</b>
CONSTRUCTION	<b>Frame</b>	ZONING	<b>Commercial</b>
ROOF	<b>Membrane</b>	DOCUMENTS ON FILE	<b>Agency Disclosure</b>
EXTERIOR FEATURES	<b>Aluminum, Brick</b>	UNIVS DESIGN/BARRIER FREE	<b>Widened Doors, Covered Entrance, Ramped Entrance, Grab Bars</b>
LOCATION	<b>Freestanding</b>	POSSESSION	<b>At Closing</b>
ROAD	<b>Blacktop</b>	TERMS	<b>Conventional Mortgage, Cash</b>
HEATING/COOLING SOURCE	<b>Natural Gas</b>		
HEATING/COOLING TYPE	<b>Forced Air, Central Air</b>		
WATER	<b>Municipal Water</b>		
SEWER	<b>Municipal</b>		

#### Financial

Summer Taxes	<b>3406.11</b>	SEV	<b>103800</b>
Winter Taxes	<b>3301.75</b>	Principal Residence	
Other Taxes		Assessment	

#### Remarks

Prime commercial opportunity on a main road leading into Ithaca! This well-located property was previously used as a doctor's office and offers over 4,875 square feet of flexible space. The building features 20 rooms and 7 bathrooms, making it ideal for medical, professional, or service-based businesses. The front of the building includes a welcoming lobby and foyer area that functions perfectly as a client waiting room. Multiple ADA-accessible bathrooms and accommodations are already in place, providing added convenience and compliance for a

#### Additional Pics

