



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>	Year: Summer <b>2024</b>	SEV <b>103800</b>
Winter Taxes <b>3301.75</b>	Year: Winter <b>2024</b>	Principal Residence Assessment
Other Taxes		

### 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

