



BUILDING FOR SALE

115 S. STONE RD, FREMONT, MI



This bank building is an excellent Class “A” facility. One of the nicest buildings in Fremont. Located on Stone Rd, three parcels off Main Street. Close to the hospital, Gerber, & the local high school. The building sits on a beautiful 1.68 Acres, excellent landscaping, heated sidewalks ample parking, and excellent visibility. No restrictions!! Banking, medical, or professional office space offer at less than 1/2 of replacement cost. Owner is offering a 1 year Leaseback at \$12/sf (\$4,655 per month/ \$55,860 per year). Negotiable timeline possible. Business is relocating and will remain operational.

Please call to schedule a walk thru.

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NORTHSTARCOMMERCIAL.NET



PROPERTY INFORMATION

BUILDING INFORMATION

BUILDING SIZE:	APPROXIMATELY 4,655 SF
ACREAGE	1.68 ACRES
YEAR BUILT:	2008
ZONING:	C-2 (URBAN COMMERCIAL)
TAXING AUTHORITY:	CITY OF FREMONT
COUNTY:	NEWAYGO
PP#	17-03-200-054

SALE INFORMATION

SALE PRICE:	\$765,000
PRICE PSF:	\$118.51 PSF
SALE TERMS:	CASH TO SELLER
POSSESSION:	UPON CLOSING

1 YEAR LEASEBACK

RATE:	\$12.00 PSF
SIZE:	4,655 SF
MONTHLY RENT:	\$4,655
ANNUAL RENT:	\$55,860.00





PHOTOS



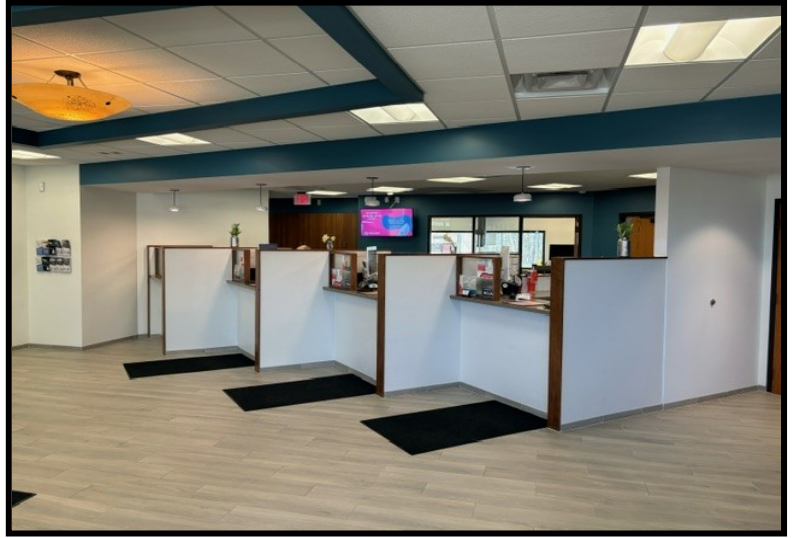
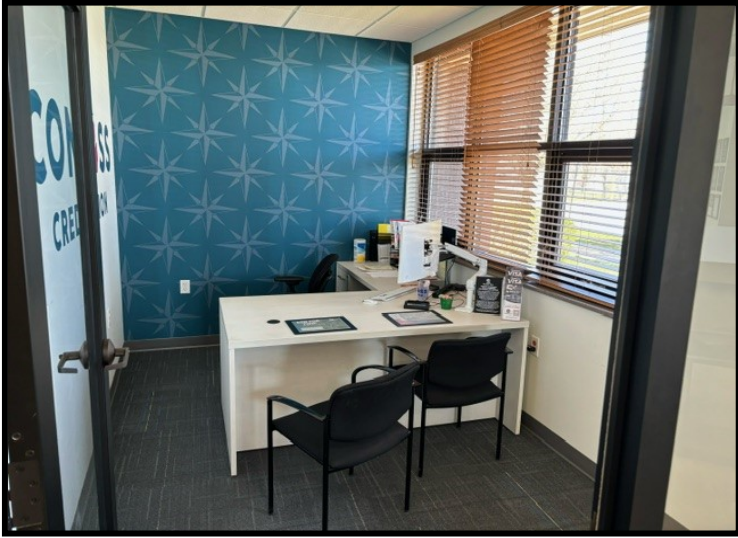


PHOTOS



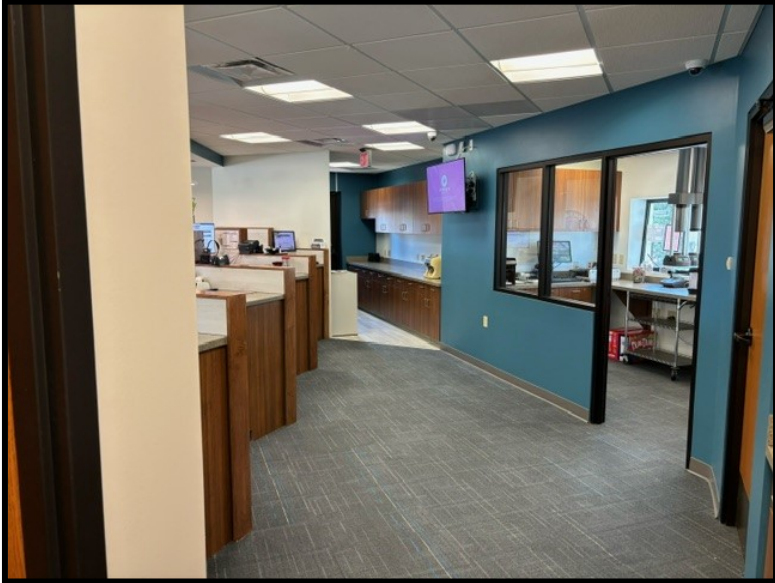


PHOTOS





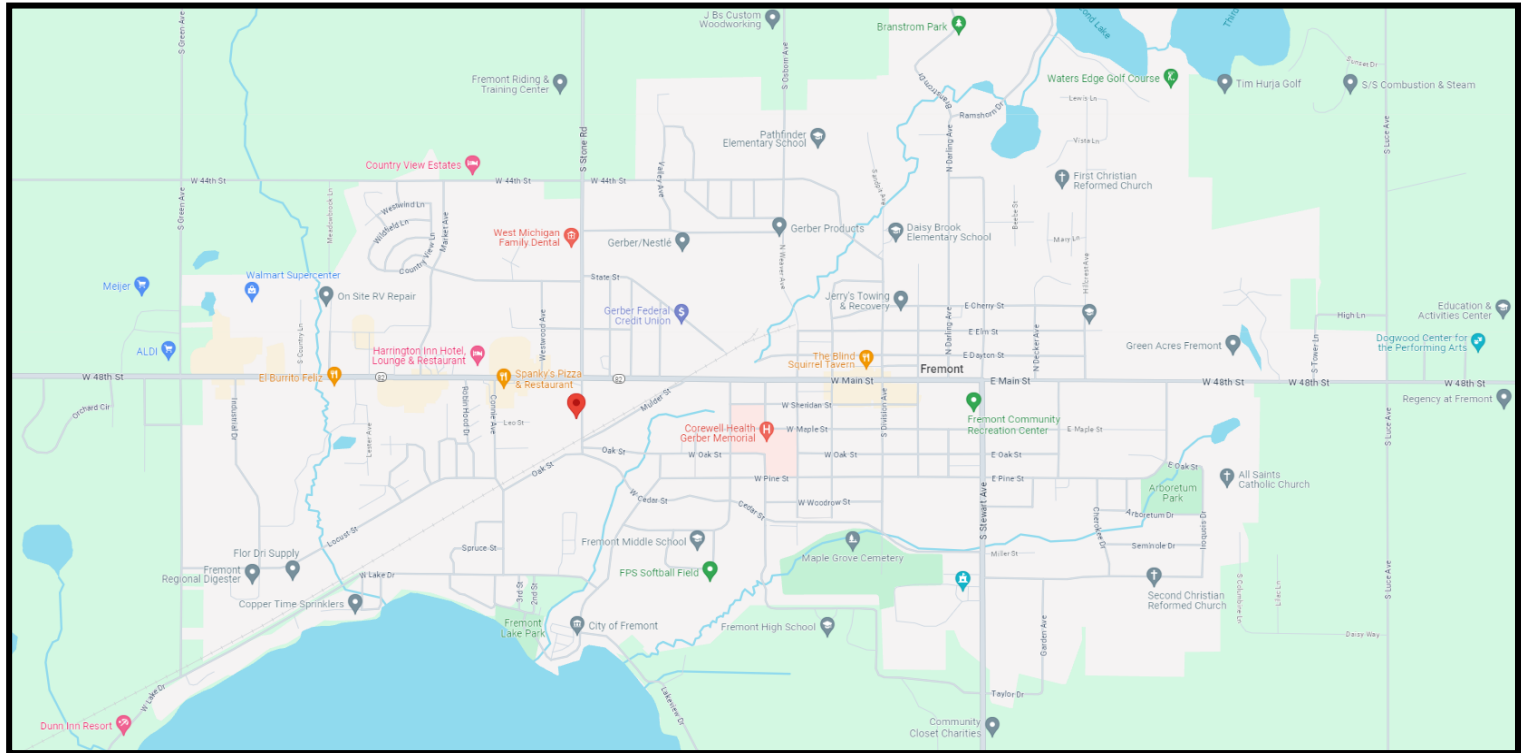
PHOTOS



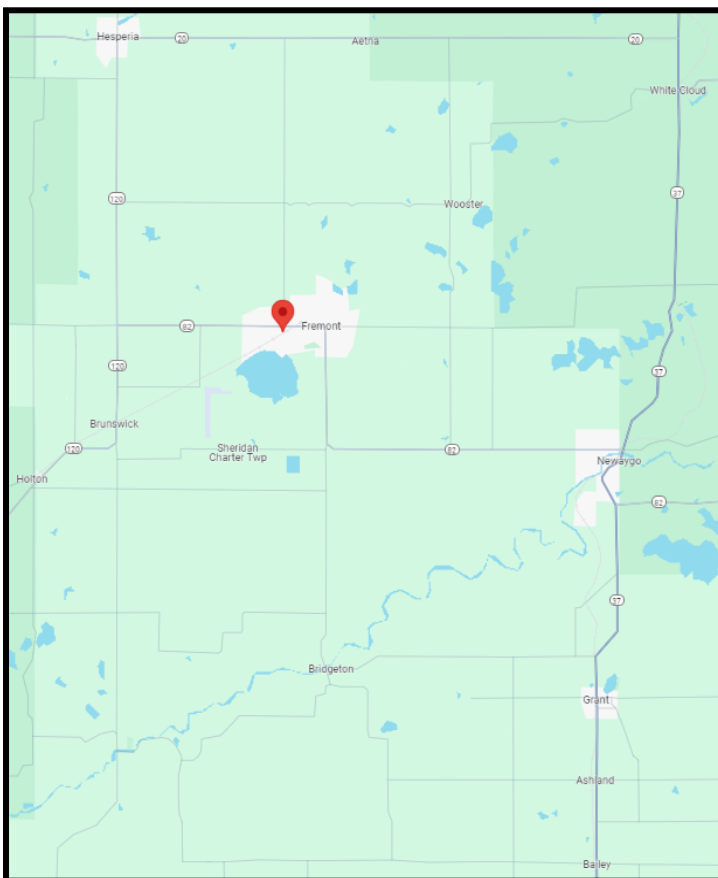


MAPS

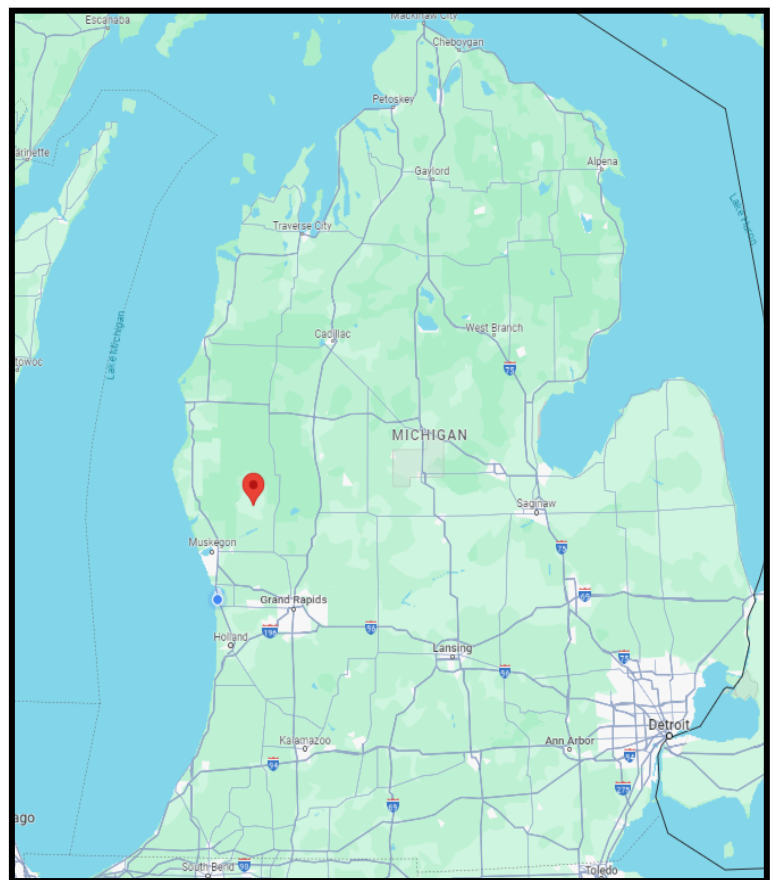
LOCAL



REGIONAL

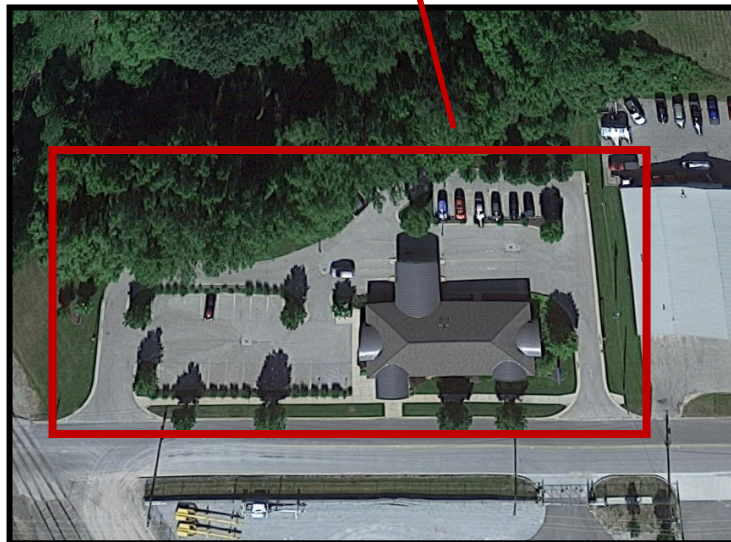


STATE



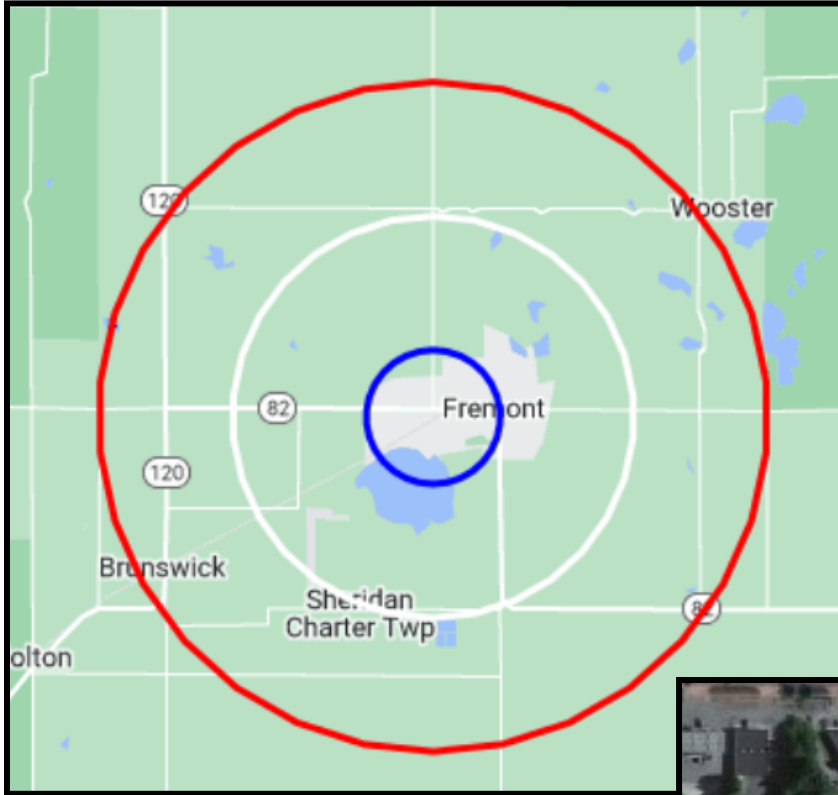


AERIAL





DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	2,071	5,467	7,105
HOUSEHOLDS	2,360	3,209	3,855
AVERAGE HOUSEHOLD SIZE	2.60	2.60	2.60
AVG. HOUSEHOLD INCOME	\$57,168.00	\$59,314.00	\$58,656.89
MEDIAN HOUSEHOLD INCOME	\$40,816.80	\$44,798.00	\$44,206.56