



List Number: 25024325 **Property Sub-Type:** 2 to 4 **Status:** Active
Area: Bay County - 5 **Units:** Units **Days On Market:** 93
Municipality: Bay City **New Construction:** No **Lot Acres:** 0.14
Year Built: 1900 **County:** Bay **Lot Square Footage:** 6,098
Lot Dimensions: 60 X 100 **Tax ID #:** 09-160-020-227-007 **Road Frontage:** 60
Cross Streets: E North Union 00 **St** **Ownership Type:** Private
Waterfront: No
Directions: Take I-75BUS to S Euclid Ave, Follow S Euclid Ave and W North Union St to N Linn St, Home on Right

Unit 1: Unit Description: Main Floor; Bedrooms: 3; Bathrooms: 1; **Unit 3:** Bathrooms: 0 **Unit 5:** Bathrooms: 0 **Unit 7:** Bathrooms: 0 **Unit 9:** Bathrooms: 0 **Unit 11:** Bathrooms: 0
 Full Baths: 1; Half Baths: 0; A/C Unit **Unit 4:** Bathrooms: 0 **Unit 6:** Bathrooms: 0 **Unit 8:** Bathrooms: 0 **Unit 10:** Bathrooms: 0 **Unit 12:** Bathrooms: 0
Unit 2: Unit Description: Second Floor; Bedrooms: 3; Bathrooms: 1; Full Baths: 1; Half Baths: 0

Legal: LOTS 9-10 BLK 2 THE CORBIN ADD TO WENONA
Taxable Value: 32,075
Seller's Annual Property Tax: 1,600.33
School District: Bay City

SEV: 41,750 **For Tax Year:** 2024
Tax Year: 2024
Zoning: Homestead %: 100
Special Assmt/Type: None/Unknown

Access Feat:	Accessibility Features: No	Extras:	Street Type:	Paved; Public
Accessibility Feat:		Heat Source:	Substructure:	Crawl Space; Partial
Air Conditioning:	Wall Unit(s)	Heat Type:	Tenant Pays:	None
Assoc. Amenities:		Income and Expenses:	Terms	Cash; Conventional
Assoc. Fee Incl.:		Lot Description:	Available:	
Association Info.:		Mineral Rights:	Util Avail at Street:	Cable Available; Electricity Available; High Speed Internet; Natural Gas Available; Phone Available; Public Sewer; Public Water
Driveway:		Owner Pays:	Utilities	Natural Gas Connected
Exterior Material:	Vinyl Siding	Roofing:	Attached:	Public Water
		Sale Conditions:	Water:	
		Sewer:	Water Fea.	
			Amenities:	
			Water Type:	
			Laundry Features:	In Basement

Public Remarks: This two-unit multi-family property provides a straightforward investment opportunity with income potential and a livable layout. Each unit includes three bedrooms and two bathrooms, designed to cater to families or renters looking for generous living space. The dual-unit structure offers flexibility: use one unit for personal living and rent the other, or lease both for steady cash flow. Consistent demand in the area supports stable income generation. The fenced yard and private off-street parking also add marketable features to attract tenants quickly. This property combines suburban tranquility with convenient access to downtown Bay City's amenities, including shops, restaurants, and parks. Its central location minimizes tenant relocation barriers and lowers turnover risk.

On-Market Date: 06/01/2025

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