



List Number: 25024325
Area: Bay County - 5
Municipality: Bay City
Year Built: 1900
Lot Dimensions: 60 X 100
Cross Streets: E North Union 00 St
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

Property Sub-Type: 2 to 4 Units
New Construction: No
County: Bay
Tax ID #: 09-160-020-227-007-

Status: Active
Days On Market: 93
Lot Acres: 0.14
Lot Square Footage: 6,098
Road Frontage: 60
Ownership Type: Private Owned

Unit 1: Unit Description: Main Floor; Bedrooms: 3; Bathrooms: 1; Full Baths: 1; Half Baths: 0; A/C Unit	Unit 3: Bathrooms: 0	Unit 5: Bathrooms: 0	Unit 7: Bathrooms: 0	Unit 9: Bathrooms: 0	Unit 11: Bathrooms: 0
Unit 2: Unit Description: Second Floor; Bedrooms: 3; Bathrooms: 1; Full Baths: 1; Half Baths: 0	Unit 4: Bathrooms: 0	Unit 6: Bathrooms: 0	Unit 8: Bathrooms: 0	Unit 10: Bathrooms: 0	Unit 12: Bathrooms: 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
Tax Year: 2024
Zoning:

For Tax Year: 2024
Homestead %: 100
Special Assmt/Type: None/Unknown

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