

Seller Financing Available

Asking Price: **\$359,900**

Gross Income: \$20,400

Price/Sq. Ft.: N/A

Net Income: N/A

Building Sq. Ft.: **6600**

FF&E: N/A

Year Built: **1970**

### **Property Description**

Well-built plaza suitable for retail businesses at 5346 Peck Road (M90) in Croswell, MI. Building and land are for sale. Building sits on 3 acres with 200 ft. of road frontage and 660 ft. deep. Zoned 201 Commercial. Excellent road frontage and signage. Near Port Huron Blue Water Bridge. Near Lexington/Croswell High School and a Pioneer Sugar plant. Owners will lease out remaining spaces or sell the entire plaza. Current tenant is a high profile, very busy auto and truck repair, and towing service. Auto repair services have thrived in this small town at this location for over 40 years.

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### **Detailed Information**

**Type:** Retail, Auto Services

**Building Status:** Established

**Facilities:** Building is 6600 sq ft suitable for retail businesses. Excellent road frontage and signage. There are 3 small retail spots available for lease also. Zoning is 201 Commercial. Currently has one tenant with month-to-month lease. Tenant occupies an automotive repair business with 4 bays and warehousing/storage. This is a very versatile property; Auto repair Garage 2500 sq ft; Warehouse 60 x 30; Large Bay 20 x 28; 2 electric meters; 3 truck/car hoists; Hot water boiler furnace less than 10 years old; Completely remodeled less than 3 years ago; New rubber roof 2013; Resurfaced parking lot 2013; Level acreage in back suitable for storage or bldg expansion; Can connect to city sewers if desired. 3 bathrooms; Ready for Internet service

**Financing:** 50% down payment; Balance on Land Contract

**Location Description:** 4 Miles from Lake Huron, this well-built plaza located in Croswell, MI, west of Lexington, MI, on M90. Plaza is across from Lexington-Croswell High School and is 4 miles from Lake Huron! It sits on 3 acres with 200 ft of road frontage and 660 ft deep. Croswell is in the Thumb (Blue Water) area of Mid-Michigan located east of the Tri-Cities region (Flint, Saginaw & Bay City). It is north of Sarnia, east of Saginaw and northeast of Flint. Very near Port Huron's Blue Water Bridge.

**Current and Prior Use:** Currently one tenant rents on a month-to-month lease at \$1750 per month.