

103 E DOWLAND Street, Ludington, Michigan 49431-2306

MLS#: **20221066355**
 Status: **Active**

Prop Type: **Real Estate Only**

LP: **\$329,900**
 OLP: **\$329,900**



Location Information

County: **Mason**
 City: **Ludington**
 Mailing City: **Ludington**
 MLS Area: **53082 - Ludington**
 School Dist: **Ludington**
 Location: **James St**
 Directions: **Corner of James and Dowland**

Lot Information

Acreage: **0.32**
 Lot Dim: **120x140**
 Road Frt Feet: **260**
 Water Frt Ft:
 Side of Str:

General Information

Year Built/Rmd: **1967/2013**
 #Units/ \$ Lsd: **0 / -%**
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments:

Business Information

Zoning: **Commercial, Light Industrial**
 Current Use: **Mixed Use**
 Bus Type:
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl: **No**
 APOD Avail:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Income and Expenses

Monthly Sales:
 Annl Net Inc: **0**
 Annl Gross Inc: **0**
 Annl Oper Exp: **0**

Access To / Distance To

Airport:
 Interstate:
 Railroad:
 Waterway:

Square Footage

Est Sqft Ttl:
 Est Sqft Main: **3,904**
 Est Sqft Office:

Recent CH: **12/05/2022 : New : PS->ACTV**

Listing Information

Listing Date: **12/05/2022** Pending Date:
 Terms Offered: **Cash, Conventional, Trade/Exchange**
 Access: **Appointment/LockBox**
 Off Mkt Date:
 Exclusions:
 Possession: **At Close**
 Trans Type: **Sale**
 Short Sale: **No**

Features

Arch Level:
 Foundation: **Crawl, Slab**
 Foundation Ft:
 Comm Feat: **3 Phase Power**
 Comm Ext Feat: **Awning/Overhang(s)**
 Fencing:
 Wtr Htr Fuel: **Natural Gas**
 Water Source: **Public (Municipal)**
 Out Buildings:
 Exterior: **Block/Concrete/Masonry**
 Foundation Mtrl:
 Heating: **Forced Air**
 Office Heating:
 Sewer: **Public Sewer (Sewer-Sanitary)**
 Road Frontage: **Paved**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: **05157500900**
 Tax Summer: **\$4,483** Tax Winter: **\$**
 SEV: **86,100.00** Taxable Value: **81,813.00**
 Legal Desc: **ORIGINAL PLAT LOT 9 & W 40 FT OF LOT 10 BLOCK 75.**
 Subdivision: **ORIGINAL PLAT - LUDINGTON**
 Ownership: **Standard (Private)**
 Other/Spec Asmt: **0.00**
 Occupant: **Owner**

Office Information

Office: **Keller Williams Home**

Remarks

Pub Rmks: **Single or possible multi-tenant building (formerly Cops and Donuts) Aprx 4,000 SF block and steel structure with 3 Phase power and 1.5" gas line Corner lot, great visibility, and lots of parking with immediate occupancy.**