

**2517 Baldwin Road, Fenton, Michigan 48430-9769**

MLS#: **2210083363**  
 Status: **Active**

Prop Type: **Business And Real Estate, Business Opportunity, Commercial, Real Est**

LP: **\$400,000**  
 OLP: **\$400,000**



Location Information

County: **Genesee**  
 Township: **Fenton**  
 Mailing City: **Fenton**  
 MLS Area: **08151 - Mundy Twp**  
 School Dist: **Lake Fenton**  
 Location: **n of Thompson / e of 23**  
 Directions: **north on 23**

Lot Information

Acreage: **0**  
 Lot Dim: **business only**  
 Road Frt Feet: **300**  
 Water Frt Ft:  
 Side of Str:

General Information

Year Built/Rmd: **1975**  
 #Units/ \$ Lsd: **0 / -%**  
 # Loft Units:  
 # Eff/Std Units:

Business Information

Zoning: **Commercial**  
 Current Use: **bar and grill**  
 Bus Type:  
 Licenses: **Beer & Wine, Carry-Out, Liquor, Lottery, Lotto Terminal**

# 1 BR Units:  
 # 2 BR Units:  
 # 3 BR Units:  
 # 4 BR Units:  
 Encroachments: **No**

Rent Incl:  
 Inv List:  
 Inv Incl:  
 APOD Avail:

Zone Conform:  
 Rent Cert'd:  
 Restrictions:

Income and Expenses

Monthly Sales: **\$99,999**  
 Annl Net Inc: **\$99,999**  
 Annl Gross Inc: **\$99,999**  
 Annl Oper Exp: **\$99,999**

Access To / Distance To

Airport:  
 Interstate:  
 Railroad:  
 Waterway:

Square Footage

Est Sqft Ttl: **2,700**  
 Est Sqft Main:  
 Est Sqft Office:

Recent CH: **10/04/2021 : New : ->ACTV**

Listing Information

Listing Date: **10/04/2021** Pending Date:  
 Terms Offered: **Cash, Conventional, Gross Lease, Land Contract, Lease With Option, Net Lease Appointment**  
 Access:  
 Land DWP: **\$999** Land Int Rate: **9999**  
 Off Mkt Date:  
 Exclusions:  
 Possession: **Negotiable**  
 Land Payment: **\$9,999** Land Terms: **9999**  
 Trans Type: **Sale**  
 Short Sale: **No**

Features

Arch Level: **1 Story**  
 Foundation: **Slab**  
 Foundation Ft:  
 Exterior: **Block/Concrete/Masonry**  
 Exterior Feat:  
 Heating Fuel: **Natural Gas**  
 Water Source: **Well-Existing**  
 Out Buildings:  
 Entry Location:  
 Foundation Mtrl: **Poured**  
 Roof Mtrl:  
 Heating: **Forced Air**  
 Plant Heating:  
 Sewer: **Septic-Existing**  
 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: **1535100006** Ownership: **Private - Owned**  
 Tax Summer: **\$1,216** Tax Winter: **\$4,438** Other/Spec Asmt: **0**  
 SEV: **104,800.00** Taxable Value: **104,800.00**  
 Legal Desc: **A PARCEL OF LAND BEG AT NW COR OF SEC TH S 89 DEG 40 MIN 52 SEC E 234 FT TH S 250 FT TH N 89 DEG 40 MIN 52 SEC W 234 FT TH N 250 FT TO PLACE OF BEG SEC 35 T6N R6E 1.34 A (89) FR 1500079054**

Office Information

Office: **Keller Williams Home**

Remarks

Pub Rmks: **Nice bar and grill in the Fenton area. Land contract with great terms available building and business \$400,000 owner has other business interest and cannot put the time in anymore.**