

4121 FENTON Road, Burton, Michigan 48529

MLS#: **20221063617** Prop Type: **Business And Real Estate**
 Status: **Active**

LP: **\$300,000**
 OLP: **\$300,000**



Location Information

County: **Genesee**
 City: **Burton**
 Mailing City: **Burton**
 MLS Area: **08191 - Burton**
 School Dist: **Flint**
 Location: **Bristol Rd**
 Directions: **West Of 475 & North of Maple Ave**

Lot Information

Acreage: **0.49**
 Lot Dim: **429707 x 836923**
 Road Frt Feet: **42**
 Water Frt Ft:
 Side of Str:

General Information

Year Built/Rmd: **1938/1938**
 #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**
 Current Use: **Vacant**
 Bus Type:
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl: **No**
 APOD Avail:
 Access To / Distance To
 Airport:
 Interstate:
 Railroad:
 Waterway:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Income and Expenses

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

Square Footage

Est Sqft Ttl: **7,875**
 Est Sqft Main: **7,875**
 Est Sqft Office:

Recent CH: **11/22/2022 : New : PS->ACTV**

Listing Information

Listing Date: **11/22/2022** Pending Date:
 Terms Offered: **Cash, Contract, Conventional** Off Mkt Date:
 Access: **Lock Box** Exclusions:
 Land DWP: **\$100,000** Land Int Rate: **8** Possession: **At Close** Trans Type: **Sale**
 Land Payment: **\$3,000** Land Terms: **36** Short Sale: **No**

Features

Arch Level: **1 Story** Exterior: **Block/Concrete/Masonry**
 Foundation: **Slab** Foundation Mtrl:
 Foundation Ft: Heating: **Forced Air**
 Fencing: Plant Heating:
 Heating Fuel: **Natural Gas** Sewer: **3rd Party Unknown**
 Water Source: **Well (Existing)** Road Frontage: **Paved**
 Out Buildings:

Unit Information

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

Property ID: **255931100017** Ownership: **Standard (Private)**
 Tax Summer: **\$7,081** Other/Spec Asmt:
 SEV: **131,200.00** Taxable Value: **131,200.00** Occupant: **Vacant**
 Legal Desc: **A PARCEL OF LAND BEG N 0 DEG 43 MIN W 1311 FT FROM W 1/4 COR OF SEC TH N 88 DEG 23 MIN E 148.59 FT TH N 0 DEG 42 MIN E 188.08 FT & N 0 DEG 43 MIN E 47 FT TH S 88 DEG 03 MIN W 154.13 FT TH S 0 DEG 43 MIN E 235 FT TO PLACE OF BEG SEC 31 T7N R7E**

Office Information

Office: **Keller Williams Home**

Remarks

Pub Rmks: **7,875 Sqft freestanding commercial building for sale in Burton (Fenton Rd). Zoning C 2. 4 roll up doors & more. This building can be used for variety of purposes. Land contract available!!!**