

5757 GENESEE Avenue, Otter Lake Vlg, Michigan 48464

MLS#: **20221047507**
 Status: **Active**

Prop Type: **Business And Real Estate**

LP: **\$250,000**
 OLP: **\$250,000**



Location Information

County: **Lapeer**
 Village: **Otter Lake Vlg**
 Mailing City: **Otter Lake**
 MLS Area: **09042 - Otter Lake Vlg**
 School Dist: **Lakeville**
 Location: **Otter Lake and 11th Street**
 Directions: **Genesee and 11th Street**

Lot Information

Acreage: **0.23**
 Lot Dim: **100.00 x 100.00**
 Road Frt Feet: **100**
 Water Frt Ft:
 Side of Str:

General Information

Year Built/Rmd: **1940**
 #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: **Commercial, Convenience Store**
 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:
 Annl Gross Inc: **\$485,000**
 Annl Oper Exp: **\$30,000**

Access To / Distance To

Airport:
 Interstate:
 Railroad:
 Waterway:

Square Footage

Est Sqft Ttl: **1,376**
 Est Sqft Main: **1,376**
 Est Sqft Office:

Recent CH: **09/30/2022 : New : PS->ACTV**

Listing Information

Listing Date: **09/30/2022** Pending Date:
 Terms Offered: **Cash, Conventional Appointment**
 Access:
 Off Mkt Date:
 Exclusions:
 Possession: **At Close**
 Trans Type: **Sale**
 Short Sale: **No**

Features

Arch Level: **1 Story**
 Foundation: **Slab**
 Foundation Ft:
 Fencing:
 Heating Fuel: **Natural Gas**
 Water Source: **Well (Existing)**
 Out Buildings:
 Exterior: **Aluminum**
 Foundation Mtrl:
 Heating: **Forced Air**
 Plant Heating:
 Sewer: **Public Sewer (Sewer-Sanitary)**
 Road Frontage: **Paved**

Unit Information

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

Property ID: **04761300300**
 Tax Summer: **\$138**
 SEV: **62,700.00**
 Legal Desc: **13 74 900 000 00 VILLAGE OF OTTER LAKE ORIGINAL PLAT LOT 3, BLK 13.**
 Subdivision: **VILLAGE OF OTTER LAKE ORIGINAL PLAT**
 Ownership: **Standard (Private)**
 Other/Spec Asmt: **110.00**
 Occupant: **Owner**
 Tax Winter: **\$535**
 Taxable Value: **13,693.00**

Office Information

Office: **New Michigan Realty, LLC**

Remarks

Pub Rmks: **The liquor license is transferrable anywhere in Lapeer County, so you can buy the whole store and move the license if you need to. This amazing little liquor store that is located in the heart of Otter Lake is ready for an owner operator to get in here and keep the operation going. The store itself is very profitable, and has the potential to increase the profits by adding more vapes, and also by increasing the inventory. The store is very cash flow positive and makes money consistently every single year its been open. The current owner works about 33 hours per week. The price of the license and the cost of the building are worth at least the listing price! Please do not approach employees or speak to anyone there.**