

6450 100TH Street SE, Caledonia Twp, Michigan 49316-7440

MLS#: **2210052293**
 Status: **Active**

Prop Type: **Business Opportunity**

LP: **\$350,000**
 OLP: **\$350,000**



Location Information

County: **Kent**
 Township: **Caledonia Twp**
 Mailing City: **Caledonia**
 MLS Area: **41231 - Caledonia Twp**
 School Dist: **Caledonia**
 Location: **S of Of 100th st / E of Of Beltline**
 Directions: **East Beltline South to 100th St, Than East One Block**

Lot Information

Acreage: **2.39**
 Lot Dim: **BUSINESS ONLY**
 Road Frt Feet: **30**
 Water Frt Ft:
 Side of Str:

General Information

Year Built/Rmd: **2007**
 #Units/ \$ Lsd: **0 / -%**
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments: **No**

Business Information

Zoning: **Commercial**
 Current Use: **Liquor Store**
 Bus Type: **Retail, Service**
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl:
 APOD Avail:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Income and Expenses

Monthly Sales: **0**
 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: **2,300**
 Est Sqft Main:
 Est Sqft Office:

Listing Information

Listing Date: **07/04/2021** Pending Date:
 Terms Offered: **Cash, Conventional**
 Access: **Appointment**
 Off Mkt Date:
 Exclusions: **No**
 Possession: **Negotiable**
 Trans Type: **Sale**
 Short Sale: **No**

Features

Arch Level: **1 Story**
 Foundation: **Slab**
 Foundation Ft: **Block/Concrete/Masonry**
 Exterior:
 Exterior Feat:
 Heating Fuel: **Natural Gas**
 Wtr Htr Fuel: **Natural Gas**
 Water Source: **Municipal Water**
 Out Buildings: **Other**
 Entry Location:
 Foundation Mtrl: **Other**
 Roof Mtrl: **Other**
 Heating: **Central Air, Forced Air**
 Plant Heating:
 Office Heating: **Central Air, Forced Air**
 Sewer: **Sewer-Sanitary**
 Road Frontage: **Paved**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
-----------	-------	------	-----------	-----------	----------------	------

Legal/Tax/Financial

Property ID: **412333101013** Ownership: **Private - Owned**
 Tax Summer: **\$** Tax Winter: **\$** Other/Spec Asmt:
 SEV: **511,700.00** Taxable Value: **391,938.00**
 Legal Desc: **412333101013 UNIT 5 * THE CROSSROADS OF CALEDONIA CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.685 INSTRUMENT NO.20040929-0130720 AS AMENDED BY REPLAT NO.1 INSTRUMENT NO.20050328-0036564 & AS AMENDED BY REPLAT NO.2 INSTRUMENT NO.20060921-0104735 & AS AMENDED BY REPLAT NO.3 INSTRUMENT NO.20080129-0007908 SPLIT ON 03/11/2008 FROM 41-23-33-101-012;**

Office Information

Office: **Keller Williams Home**

Remarks

Pub Rmks: **City of Caledonia. Liquor store for sale. Great location, Good numbers & Excellent visibility on a very busy road.**