

801 East, Lapeer, Michigan 48446

MLS#: **20221058982**
 Status: **Active**

Prop Type: **Business Opportunity**

LP: **\$365,000**
 OLP: **\$365,000**



Location Information

County: **Lapeer**
 City: **Lapeer**
 Mailing City: **Lapeer**
 MLS Area: **09132 - Lapeer**
 School Dist: **Lapeer**
 Location: **Main St. and Demille**
 Directions: **South of Demille and East of Main**

Lot Information

Acreage:
 Lot Dim:
 Road Frt Feet: **60**
 Water Frt Ft:
 Side of Str:

General Information

Year Built/Rmd: **1986**
 #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, Retail**
 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: **\$94,000**
 Annl Gross Inc: **\$300,055**
 Annl Oper Exp: **\$85,000**

Access To / Distance To

Airport:
 Interstate:
 Railroad:
 Waterway:

Square Footage
 Est Sqft Ttl: **1,600**
 Est Sqft Main:
 Est Sqft Office: **200**

Recent CH: **11/05/2022 : New : PS->ACTV**

Listing Information

Listing Date: **11/05/2022** Pending Date:
 Terms Offered: **Cash, Conventional, Owner May Carry(Purchase Money Mortgage)** Off Mkt Date:
 Access: **Appointment** Possession: **At Close** Exclusions:
 Trans Type: **Sale**
 Short Sale: **No**

Features

Arch Level: **1 Story** Exterior:
 Foundation Ft:
 Fencing:
 Heating Fuel: **Natural Gas** Heating: **Forced Air**
 Water Source: **Public (Municipal)** Plant Heating:
 Out Buildings: 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:
 Tax Summer: **\$1** Tax Winter: **\$1** Ownership: **Standard (Private)**
 SEV: **150,000.00** Taxable Value: Occupant: **Tenant**
 Legal Desc: **CITY OF LAPEER RICH'S ADDITION PARTS OF LOTS 32, 33, 34, 35 & 36 (L=5 P=1/2 SEC 8, T7N-R10E) MORE PARTICULARLY DESCRIBED AS S87*14'04W 1316.99 FT ALG THE N LN OF SEC 8, TH S03*30'06"E 848.27FT ALG E LN OF RICHS ADDITION FROM THE N 1/4 COR OF SEC 8: TH S03*52'54E 309.84 FT ALG E LN OF RICHS ADDITION, TH S88*07'15"W 236.65FT, TH S01*51'11"E 59.07, TH S87*20'27"W, 175.72 FT TO THE E LN OF EAST ST (49.5 ROW); TH N13*56'08"E 381.08 FT ALG E LN OF SAID STREET; TH N87*15'44"E 297.74 FT ALG N LN OF LOT 36 TO THE POB. SUBJ TO EASMENTS & RESTRICTIONS OF REC. 2.67 ACRES+/- SPLIT FOR 2017: PARENT PARCEL L21-33-100-040-00: CHILD PARCELS L20-98-100-050-00 & L21-33-100-060-00**

Office Information

Office: **New Michigan Realty, LLC**

Remarks

Pub Rmks: **Very profitable pawn shop is available for the first time ever! Pawn license and gun license are included in the sale of this business. The store currently has \$40,000 in pawns that are collecting 19% interest every month. The store is turned a profit last year, and has only improved this year, with even more sales and even more pawns. Absentee owner works very minimal hours every week. Please call for more information.**