

ALL FIELDS DETAIL



MLS #	1128866	Waterfront	None
Status	New	Water View	None
Delayed Showings	No	Legal Water Access Only	None
No Marketing	No	Trailside	Yes
Class	COMMERCIAL/INDUSTRIAL	At Ski Resort	No
Type	Business Incl. Building		
Area	Iron River C		
Asking Price	\$325,000		
Address	1601 N Washinton Ave		
City	Iron River		
State	MI		
Zip	49935		
Sale/Rent	For Sale		
IDX Include	Y		



GENERAL

Trailside Description	ATV	County	Iron
City/Township/Village	Iron River C	School District	West Iron County
Exclusions (Y/N)	No	Approx. Year Built	1996
Lot Dimensions	200x200	Est. # Acres	0.92
Total # of Buildings	2	Number of Levels	1
Est.Tot. Building SQFT	2,880	Est.Tot. Below Grade SQFT	0
Total Office SQFT	436	Total Cold Storage SQFT	0
Total Manufacturing SQFT	0	Total Liv. Quarters SQFT	0
Business Type	Heating and Cooling	License (Y/N)	No
DBA Available	No	Income/Expense Available	Yes
Directions	From Iron River, W on US2 to stop light, turn left onto M189, Turn left on Spruce St, turn left at stop sign - property on right.	Legal	SEC 36 T43N R35W TH PART OF SE 1/4 DES AS BED AT A PT ONE E R/W WASH AVE WH IS 200' N LN PLAT OF W LENOX TH NE ALG R/W TO S R/W C, M&SP RR TH NE ' LYALG RR R/W TO LN PLAT OF LENOX TH S TO A PT WH IS 200'N OF N LN PLAT OF W LENOX, TH W TO POB
Zoning	COMMERCIAL	Tax ID	055-036-038-75
Potential Short Sale(Y/N)	No	Foreclosure (Y/N)	No
Listing Date	7/29/2021	Expiration Date	5/31/2022
Agent	NICOLE HEBERT - Cell: 906-284-0216	Listing Office 1	KELLER WILLIAMS - UPPER PENINSULA - Main: 906-286-4337
Commission Prcnt/FlatFee?	Percent	BA Percent	2.70
SA Percent	2.70	TC Percent	0.00
Dual Variable (Y/N)	No	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Update Date	7/30/2021
Status Date	7/30/2021	HotSheet Date	7/30/2021
Price Date	7/30/2021	Input Date	7/30/2021 6:40 PM
Associated Document Count	1	MLS ID	Delta MLS
Agent Hit Count	0	Client Hit Count	1
Original Price	\$325,000	Geocode Quality	Manually Placed Pin
Picture Count	20	Days On Market	1
Price Per SQFT	\$112.85	Input Date	7/30/2021 6:40 PM
Update Date	7/30/2021 6:45 PM		

FEATURES

CONSTRUCTION Conventional Frame	SUPPLEMENTAL HEAT None	WOODED None	GREEN FEATURES Energy Star-rated Heating
BASEMENT None	ELECTRIC Yes	ROAD ACCESS Year Round	In-floor Radiant Heating
FOUNDATION Slab	NATURAL GAS Yes	OCCUPANCY O	Programmable Thermostat
EXTERIOR Aluminum	CABLE Not Available	POSSESSION At Closing	ROAD ACCESSIBILITY Year-Round Public
Steel	TELEPHONE Available	FINANCING OPTIONS None	PROPANE TANKS N/A
WATER City	SHORELINE Not Applicable	LOCKBOX None	NEGOTIABLE ITEMS None
SEWER			AMENITIES Insulated Garage

FEATURES

City	MISC. COMMERCIAL	RENTAL OPTIONS	Office
AIR CONDITIONING	220 Volts	No Rental Available	Private Office(s)
None	Onsite Parking		Storage area
HEAT	Restroom(s)		ROAD TYPE
Natural Gas Forced Air	OUTBUILDINGS		Public
	Garage		

PUBLIC REMARKS

Public Remarks Great opportunity to own a well established, profitable heating and cooling sales and service business servicing commercial and residential properties. The business has a long history of servicing the local and surrounding areas. Well maintained 2880 sq ft main building with a front office, private office, bathroom and storage/garage area with 2 -12ft overhead doors and in floor heat. There is a 30 x 40 detached garage with concrete floors. Most of the inventory, tools, and forklift will stay with sale. Pre-qualified buyers only please. Make your appointment to view this successful business opportunity.

AGENT ONLY REMARKS

Agent Only Remarks 2020 Non-homestead taxes - est. \$1169.39 Please do not have your buyer walk around property without agent accompanying.

ASSOCIATION FEE

Association Fee none

SHOWINGAGENT INSTRUCTIONS

ShowingAgent Instructions Need 24 hour notice preferably, there are no signs per seller. Pre-qualified buyers only.

ADDENDUM

Addendum This information has been secured from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. References to square footage, lot size/dimensions, and age are approximate. Buyers must verify the information and bears all risk for any inaccuracies.

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed. 2019