

AVAILABLE

Commercial Realty Inc.

FOR SALE

FORMER PRICE'S TRAILER SALES

415 E. McNeil St. (M-71)
Corunna, MI 48817



Presented By:
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Former Price's Trailer Sales Offered for Sale

Location: *The property address is 415 E. McNeil St. (M-71), City of Corunna, Shiawassee County, Michigan, and lies two blocks east of the M-71/State Road intersection. M-71 is a state trunkline highway in the Lower Peninsula of Michigan. It serves as a connector between M-21 (Owosso) to I-69 southwest of Flint. The property is conveniently located one mile south of the most prominent retail corridor of Shiawassee County. Flint (I-75) is 20 minutes to the east, and Lansing (US-127) is about a half-hour to the west.*

Property

Description: *There are three free-standing buildings constructed on approximately 2.5 acres completely flat with a cement drive/parking area along the south and east sides of the main buildings. The majority of the grounds are gravel with compact sub-base and underground drains and catch-basins. Buildings were upgraded with windows, doors, insulation, heat sources and more. The site has city water, sewer, gas and electric (including 220 amp) service. The north side has privacy fencing. Property is completely exposed to M-71 traffic. (Traffic counts AADT 10,577, per MDOT 2009 calculations)*

Nearby

Transportation: *Site is located five minutes from Owosso Airport, 20 minutes from Flint's Bishop Airport, 30 minutes from Lansing Airport. Amtrak stations are available in Durand (10 minutes), Flint and Owosso. Indian Trails has a bus station in Owosso.*

Tax ID No.: 026-22-067-000, 026-22-067-001

Land Area: 2.49 Total Acres; Approximately 370' frontage on M-71

Asking Price: \$319,000

Property Use: *Last used as a horse trailer sales/distribution/supply company. Grounds are conducive to display, storage and sale of large vehicular items such as farm implements, lawn tractors, RVs, etc. Other use considerations would be for building contractors, landscaping/nursery operations, lumber/hardware, etc. City has indicated strong interest in supporting diversified business types, such as restaurant, lodging, sports complex and much more. (City of Corunna Zoning Codes RO/C-1/C-2)*

Financing: *Purchaser to obtain its own financing.*



Shiawassee County is located in the southeastern part of the state, traversed by I-69. The county contains 540 square miles and is the 65th largest in the state. The county seat is Corunna. Shiawassee County is largely agricultural with 70 percent of the land in farms. Soybeans and sweet corn are two of the major crops. Manufactured products include plastics, non-electrical machinery, motors and generators, and electrical equipment. Hunting, fishing, boating, and other outdoor recreation activities are available in abundance.

Corunna, MI

Major Employers:

- Memorial Healthcare
- Owosso, Durand, Perry Public Schools
- Shiawassee County Government
- Alliance HNI
- Machine Tool & Gear
- CNI Owosso
- Nero Plastics
- Allied Motion Motor Products
- Toledo Commutator
- Terex Simplicity



Colleges/universities with over 2000 students nearest to Corunna:

- Baker College of Owosso (about 3 miles; Owosso, MI; Full-time enrollment: 2,293)
- Kettering University (about 21 miles; Flint, MI; FT enrollment: 2,047)
- Baker College Center for Graduate Studies (about 22 miles; Flint, MI; FT enrollment: 2,058)
- Baker College of Flint (about 22 miles; Flint, MI; FT enrollment: 3,765)
- University of Michigan-Flint (about 22 miles; Flint, MI; FT enrollment: 4,638)
- Mott Community College (about 23 miles; Flint, MI; FT enrollment: 4,343)
- Michigan State University (about 26 miles; East Lansing, MI; FT enrollment: 41,413)

Hospitals:

- Memorial Healthcare (about 4 miles; Owosso, MI)
- McLaren Regional Medical Center (about 17 miles; Flint, MI)
- Hurley Medical Center (about 22 miles; Flint, MI)

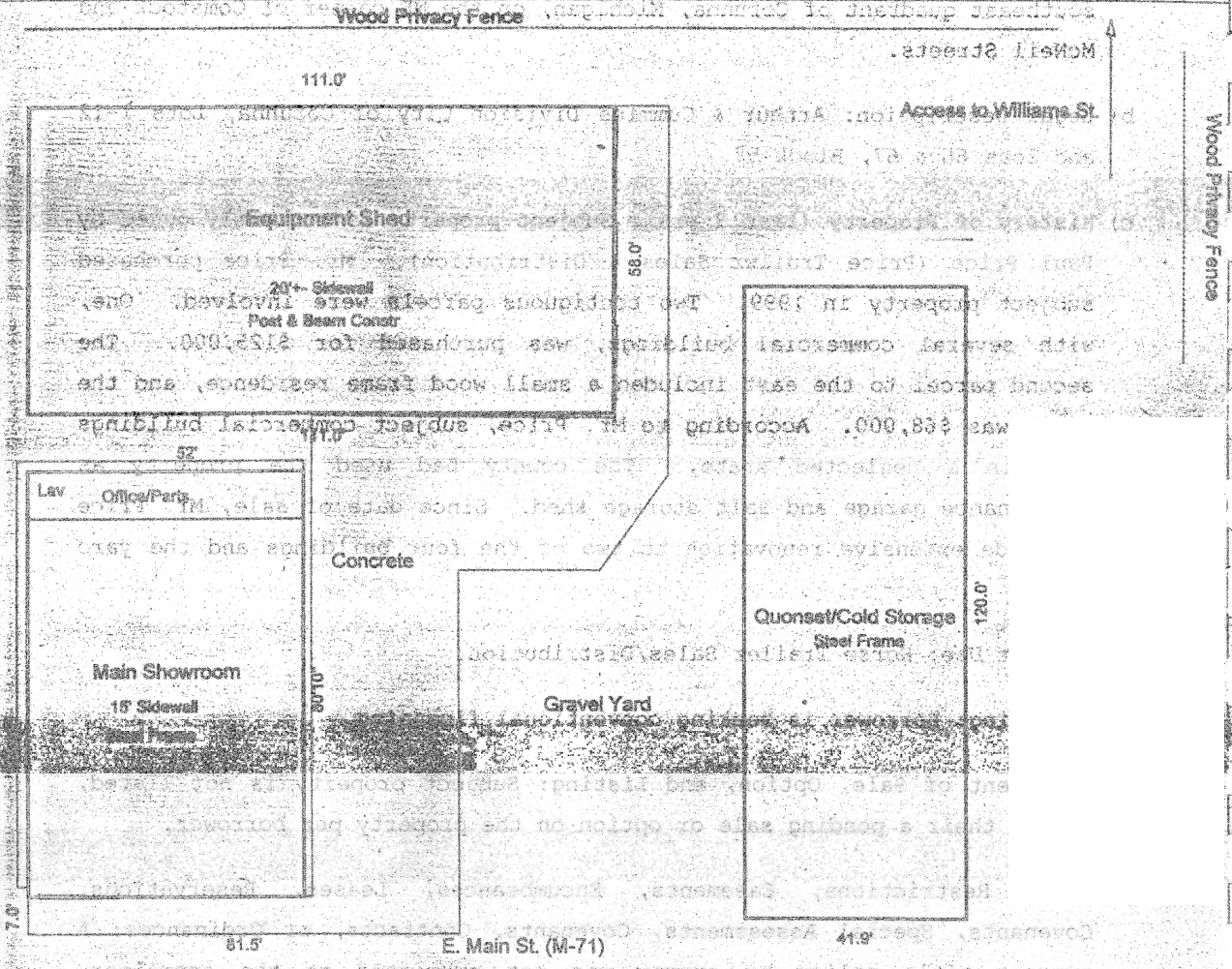
2010 DEMOGRAPHICS

Radius	Median HH Income	Population
1 Mile	\$38,037	2,742
3 Mile	\$29,332	10,107
5 Mile	\$30,621	27,292
Shiawassee County	\$46,528	70,648

SITE LAYOUT

415 E McNEIL ST. (M-71)

Case No _____ File No _____ Price _____
 Property Address 421 E. McNeil St.
 City Corunna County Shiawassee State MI Zip 48017
 Borrower _____
 Lender/Client National City Bank L/C Address 120 N. Washington Sq., Lansing, MI 48933
 Appraiser Name Gregory L. Ross, Certified Gen Appr Address 2814 Chan Rd., Lansing, MI 48911



Comments: Subject property is 100 percent owner occupied. There are no other adverse encumbrances. According to the city records, the property owner is Gregory L. Ross, Certified General Appraiser. The property is currently being used as a retail use property and is being sold as a residential use property. See the owner's title insurance policy for a complete list of restrictions, easements, encumbrances, and other matters affecting the property.

Scale: 1" = 30'

VALUATION SUMMARY			
Code	Description	Area	Value
GBL1	Main Showroom	4203.33	
	Workshop	6438.00	
	Quonset-Cold Storage	5028.00	
			15669.33
R/V	Exterior Flatwork	4764.29	
	Cont Apron	266.00	5030.29

DIMENSIONAL SUMMARY			
Description	Length	Width	Area
Main Showroom	92.0'	60.6'	4203.33
Workshop	58.0'	111.0'	6438.00
Quonset-Cold Storage	41.9'	120.0'	5028.00

Corunna, MI



Building 1—Office/Main Showroom

415 E. McNEIL ST. (M-71)



Building 1—Office/Main Showroom

This building is 4,203sf +- (80' x 52'), has a wide open showroom with three small offices, one restroom and a mezzanine on the north side. Structure has aluminum panels, 15' high and fully insulated. Floor is concrete. Heat is gas fired radiant tube. Roof is gable-type, wood shingles. There are two entry doors, one glass, one steel. There is one overhead door, and a second overhead door has been framed out. Burglar alarms are installed.



Note: Equipment and supplies are not included in sale.

Corunna, MI



Building 2—Workshop/Equipment Shed

415 E. McNEIL ST. (M-71)



Building 2—Workshop/Equipment Shed

This building is 6,438sf (58' x 111'), has three automatic overhead doors, and one steel side-entry door (with double set of deadbolts). Structure is post and beam, with four-inch planking on interior sidewalls. Foam insulation was placed over exterior wood wall and painted. Sides are 20'+- in height. Floor is concrete with drains. Metal wainscoting lines interior perimeter of walls. There is one bathroom. Building is retrofitted with electrical service, outlets, light fixtures, air lines, and a metal lined and insulated ceiling. Heat is gas fired radiant tube. Building is excellent for storage of RV or other type vehicles that require height. There are no leaks.



Note: Equipment and supplies are not included in sale.

Corunna, MI



Building 3—Quonset Hut



415 E. McNEIL ST. (M-71)

Building 3—Quonset Hut

The Quonset Hut is 5,028sf (41.9' x 120'), and ceiling height is 20'-22' at center. Building has all metal frame and roof. It is basically cold storage with two sliding doors at either end. Floor is concrete. There is plumbing, and a 220 amp breaker box. Building has been utilized primarily for storage.

Note the electrical box in the lower right picture. There are two boxes in the this area of the yard — one is designated for signage, although there is currently no pylon on the property.



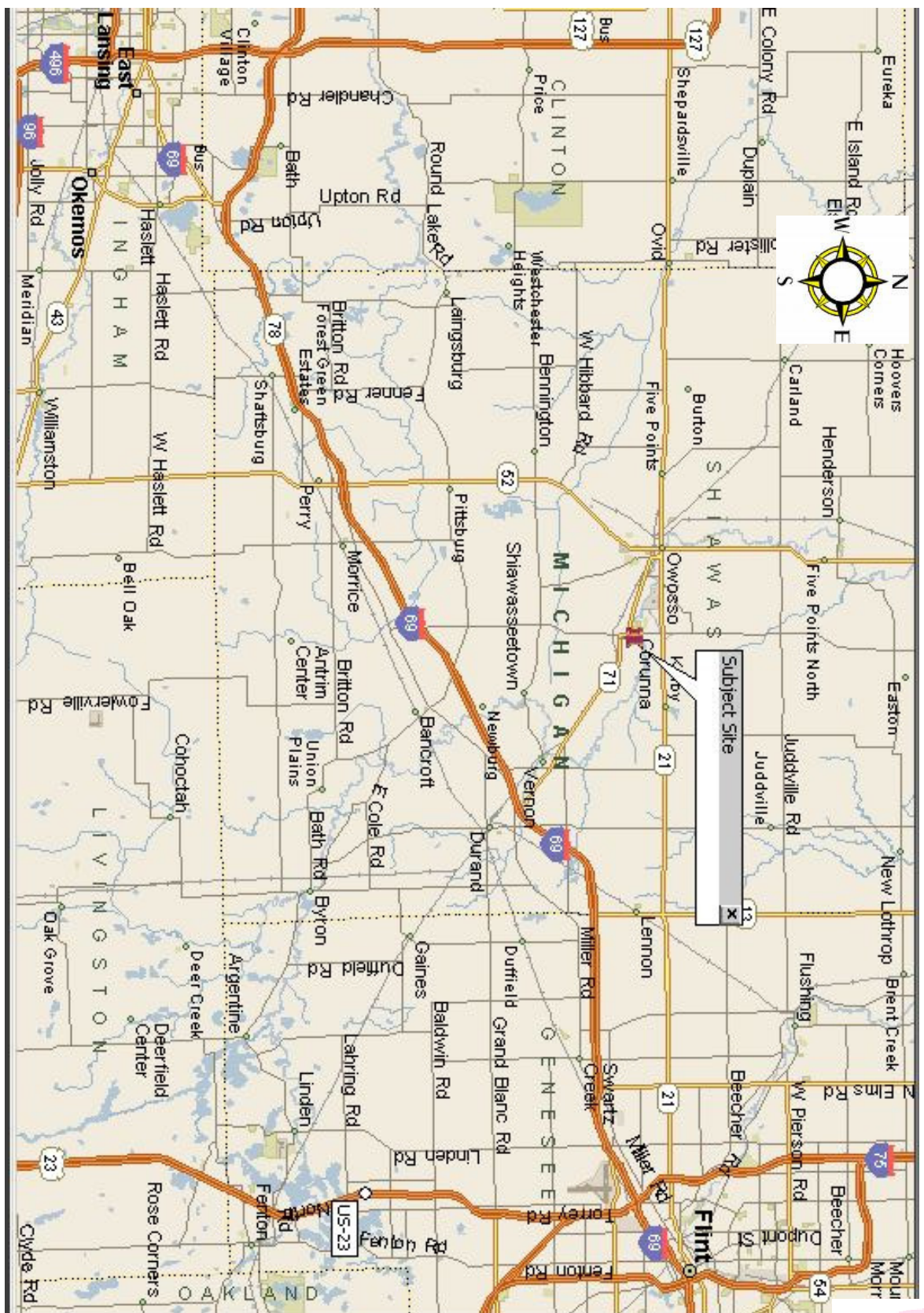
Gorunna, MI

Note: Equipment and supplies are not included in sale.



415 E. McNEIL ST. (M-71)

Corunna, MI



REGIONAL MAP

415 E. McNEIL ST. (M-71)

Corunna, MI



Aerial Photo