



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



MLS #11198600



PRICE: Was \$275,000. Now \$169,000

LOCATION:

Finished Building/2.7 Acres

Address : 101 Singer Ave., Dowagiac MI 49047
Approx Sq Ft : House 900 (O.D.) Building: 36 x 48'
Lot Size : 3 Platted Lots totaling 411' on road by 292' deep.
 2.7 +/- Acres
Taxes : 2022 \$2,155 (Non-Homestead) w/2023 SEV might
 be \$2,116 +/- estimate only not guaranteed*
Tax ID# : 14-160-210-134-00 (City of Dowagiac)
School District: Dowagiac
Roof : Shingles
Elec Service : 200 amp(barn)
Construction : Pole
Heat : Nat gas
Possession : At closing
Water Heater :
Sewer : Septic for house

Approx. Built : Barn: 1990s
House: 2 BRs, 1 bath, kit, liv rm
 Poor condition
Garage : 1-car detached in poor condition
2nd Barn : 16 x 16'

Street: Public paved
Siding:
Walls: Panel
Bsmnt: House; partial
Water: 5" well sub pump

REMARKS: Pole building has finished interior, high ceiling, good lighting, and was formerly a sporting good business. Zoning is "Office Service". SEE zoning uses published on www.jerdon.net for this zone or contact Zoning manager at the City 269-782-2195. Zoning may also allow 'multi-family' development, 'office' use, 'accessory buildings', Great for possible indoor storage or indoor equipment storage. "No outdoor storage". Possible to install tall overhead doors with high ceiling. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)