



**Jerdon Real Estate, Inc.**

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MLS #11198600



**PRICE: Was \$275,000. Now \$179,000**

**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  
**2<sup>nd</sup> 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](http://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)