



## Downtown Gem – Meticulously Restored & Move-in Ready

### SUMMARY

|                     |                              |
|---------------------|------------------------------|
| <b>Size</b>         | 3,446+ SF                    |
| <b>Zoning</b>       | CB                           |
| <b>Terms</b>        | Cash, New Mortgage, L.C.     |
| <b>Parking</b>      | Private and Municipal        |
| <b>Basement</b>     | Finished                     |
| <b>Asking Price</b> | \$539,900                    |
| <b>SF Price</b>     | \$158.67                     |
| <b>Taxes</b>        | \$19,240                     |
| <b>Utilities</b>    | 1st & 2nd Metered Separately |

### PROPERTY OVERVIEW

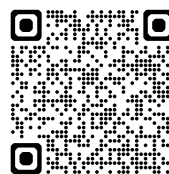
Recently restored 2 story building plus finished basement Property features refurbished terrazzo floors, brand new restrooms, and a clean, modern interior that highlights the building's historic character. Many updates including carpet, paint, wood restoration, plumbing, electrical, and more. Located in the heart of downtown with strong visibility and walkability. This is a must see property!

### PROPERTY HIGHLIGHTS

- Great location in Downtown Mount Clemens
- Abundant parking
- Front and rear entrances, main and basement levels
- Close to Downtown
- Turnkey space ready for occupancy
- Numerous updates
- CB zoning for allows many uses



**Anton, Sowerby & Associates**  
79 Macomb Place  
Mount Clemens, MI 48043  
586-469-8888  
www.anton-sowerby.com



**LISTING AGENT:**  
**Debbie Boone**  
**586-469-8888**  
dboone@anton-sowerby.com