



4713 State St

4713 State St, Saginaw, MI 48603



Jeff Felix

Jeff Felix
4890 Menominee Ln, Clarkston, MI 48348
jeff@jeffreyfelix.com
(248) 881-2860



4713 State St

\$140,000

Motivated seller. Open to land contract as well as a lease. Zoned B3 which is commercial but also allows for a percentage to be residential. This location has been operated as a business for 40+ years. A Insurance office and a Psychology Office. The location offers great visibility, is located on a high traffic corridor with over 30,000 vehicles per day (VPD). This location is superb with many national banks, retailers, restaurants, Walmart, Menards, Starbucks and directly across the street from a newly expanded Kroger super center....

- Very High Traffic Exposure.
- 30,000 Vehicles Per Day.
- Newly remodeled office.

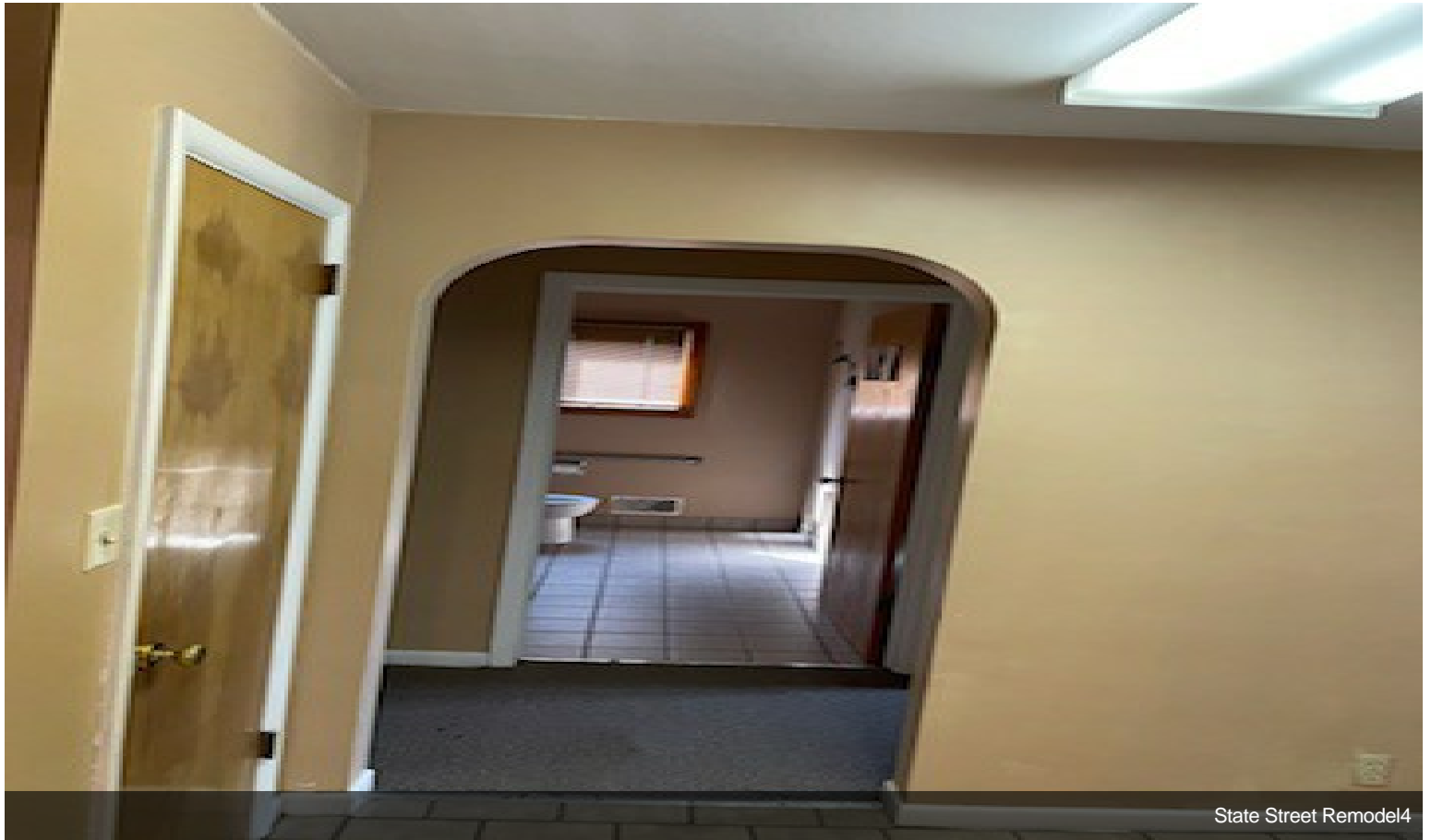


Price:	\$140,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.30 AC
Rentable Building Area:	2,272 SF
Rentable Building Area:	2,272 SF
Sale Conditions:	Lease Option
No. Stories:	2
Year Built:	1955
Tenancy:	Single
Parking Ratio:	4.4/1,000 SF
Zoning Description:	Office/Residential
APN / Parcel ID:	23124212313000



4713 State St, Saginaw, MI 48603

Property Photos



State Street Remodel4



State Street6

Property Photos



Building Photo