



## Retail For Sale

**Property Name:** Former Bank Branch  
**Location:** 318 Main Street  
**City, State:** Morrice, MI  
**Cross Streets:** E. of Morrice Road  
**County:** Shiawassee  
**Zoning:** B-1  
**Year Built:** N/A

<b>Total Building Sq. Ft.:</b>	7,100	<b>Property Type:</b>	Bank
<b>Available Sq. Ft.:</b>	6,035	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	6,035	<b>Total Acreage:</b>	0.14
<b>Max Cont. Sq. Ft.:</b>	6,035	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	8'	<b>Parking:</b>	Street
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	N/A
<b>Exterior Construction:</b>	Wood	<b>Power:</b>	N/A
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Building
<b>Basement:</b>	No	<b>Roof:</b>	Flat
<b>Number of Stories:</b>	2	<b>Floors:</b>	N/A
<b>Condition:</b>	N/A	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2020	<b>Count:</b> 2,149	Morrice Rd. S. of Lansing Rd. 2-Way
<b>1 Mile:</b> 1,110	<b>1 Mile:</b> \$73,228	<b>Yr:</b> 2020	<b>Count:</b> 2,430	Morrice Rd. N. of Lansing Rd. 2-Way	
<b>3 Miles:</b> 4,815	<b>3 Miles:</b> \$33,999	<b>Yr:</b> 2020	<b>Count:</b> 5,959	Lansing Rd. & Morrice Rd. 2-Way	
<b>5 Miles:</b> 9,134	<b>5 Miles:</b> \$31,247	<b>Yr:</b> 2020	<b>Count:</b> 2,197	South St. & Morrice Rd. 2-Way	

**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Sale Price:</b>	\$89,000 (\$12.54/sqft)	<b>Improvement Allowance:</b>	N/A
<b>Sale Terms:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Date Available:</b>	Immediately
<b>Options:</b>	N/A		
<b>Taxes:</b>	\$3,470.32 (2020/21)		
<b>TD:</b>	N/A		
<b>Parcel #:</b>	014-60-005-010; 012		

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Water:</b> Yes

**Tenant Responsibilities:** N/A

**Comments:**  
 Retail/Office/Medical - Bank Branch Opportunity:  
 -7,100 sq. ft. building on 0.14 acre  
 -USPS currently leases 1,065 sq. ft. for \$688/month. Lease expires 05/31/24  
 -Zoned Commercial  
 -No restrictions on financial institutions

**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**  
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