

**RED CARPET®  
KEIM**

**DYNAMICS, INC.**

14 North Morse, Sandusky, MI 48471

**SALE PRICE:** \$ 120,000.00

**LEASE:** \$ option

**REFERENCE:** 12829

**PHONE:** 810-648-3700



*All information is subject to change without notice*

**CLASSIFICATION:** GENERAL BUSINESS

**LOCATION:** 293 South Elk (M-19)

**CITY:** Sandusky "County Seat"

**COUNTY:** Sanilac

**TOTAL SF.**

**STORE FRONT:** 8537 SQ. FT.

**STORAGE:** 3269 SQ. FT

**INTERSECTION:** South Elk & Gaige

**AGE:** 60 years est.

**PARKING:** 50 cars

#### INTERIOR SITE DATA

**MAX. CLEARANCE:** 11 feet high

**POWER:** 400AMP DETROIT EDISON

**UTILITIES:** City water and sewer

**NUMBER ROOMS:** TWO large area

**TAX ID.:**320-120-009-014-00

**SEV:** \$82,600.00

**LAVATORIES:** Two

**HEATING:** Natural Gas Forced Air

**TAXES:** Summer \$755.62

Winter \$3814.89

**Property:** Irregular Lot.

survey in office

#### ADDITIONAL INFORMATION

This property was used originally as a IGA Grocery Store then converted to a Farm Supply Retail Store for animal feed and general farming supplies. Due to store operator retirement the farm store has closed and the property owner has decided to sell this inventory property. There is ample parking with easy access to two streets. There is a third street entrance to the rear of the building for truck delivery access.

The property has 132 feet frontage on M-19 (South Elk), 231 feet frontage on Gaige Street and 60 feet on Morse Street for truck entrance. NOTE: M-19 is main route through Sanilac County.

Seller is willing to work with developer for leaseback.

**DAILY TRAFFIC COUNT:** *Estimate 5,000-10,000 vehicle per 24 hours*

LISTING AGENT MIKE PATTERSON

COMMISSION SPLIT

3.0 % BUYERS AGENT

THIS INFORMATION IS BELIEVED TO BE ACCURATE ALTHOUGH IT IS NOT GUARANTEED OR WARRANTED TO BE SO BY THE LISTING OFFICE



**Corner of two streets  
South Elk & Gaige St.**

**60 foot of rear warehouse  
entrance on South Morse.**



**Main Store Entrance**



**Electrical service.  
600 amp**

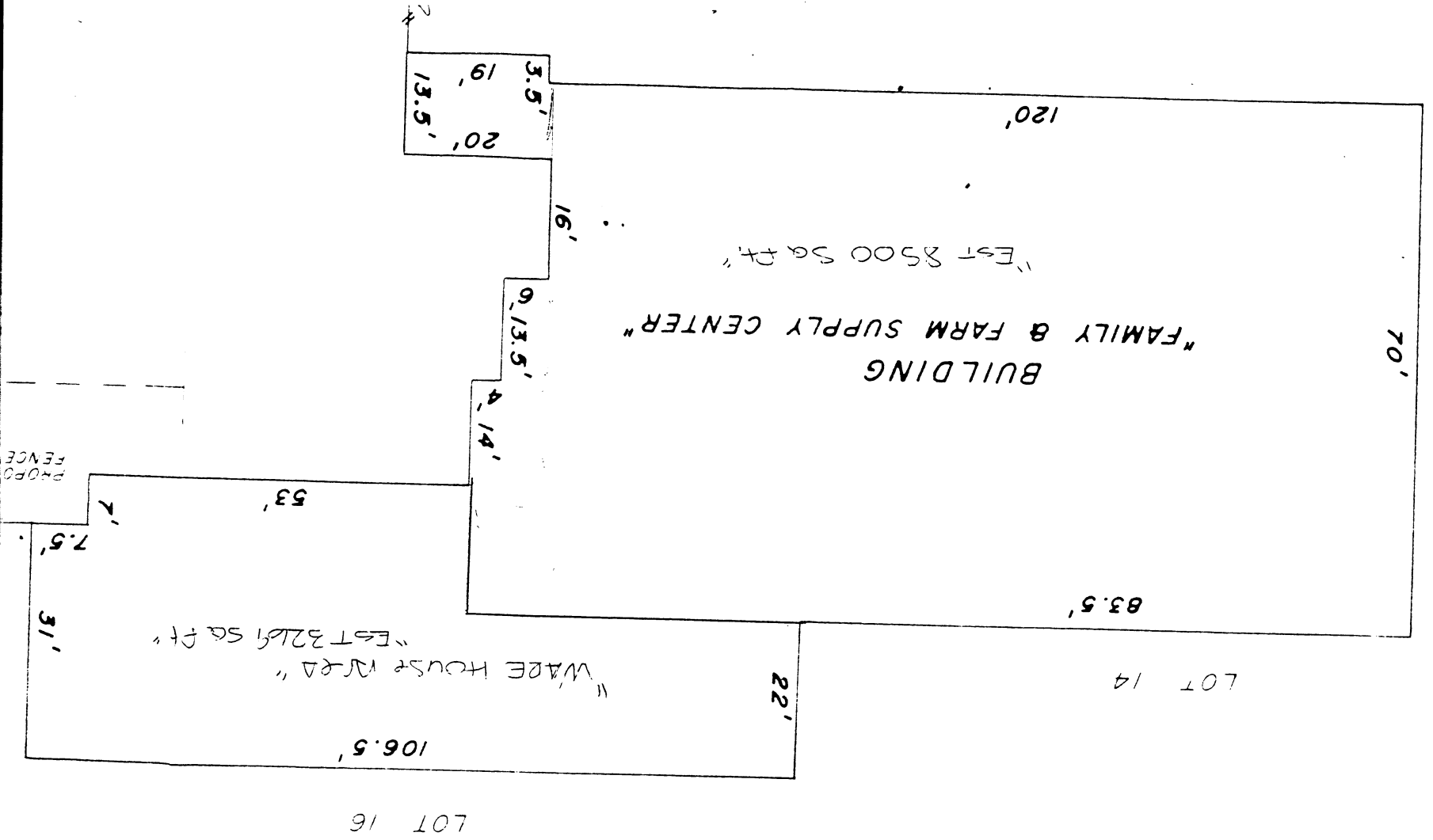
## Inside The Showroom



## Warehouse Area

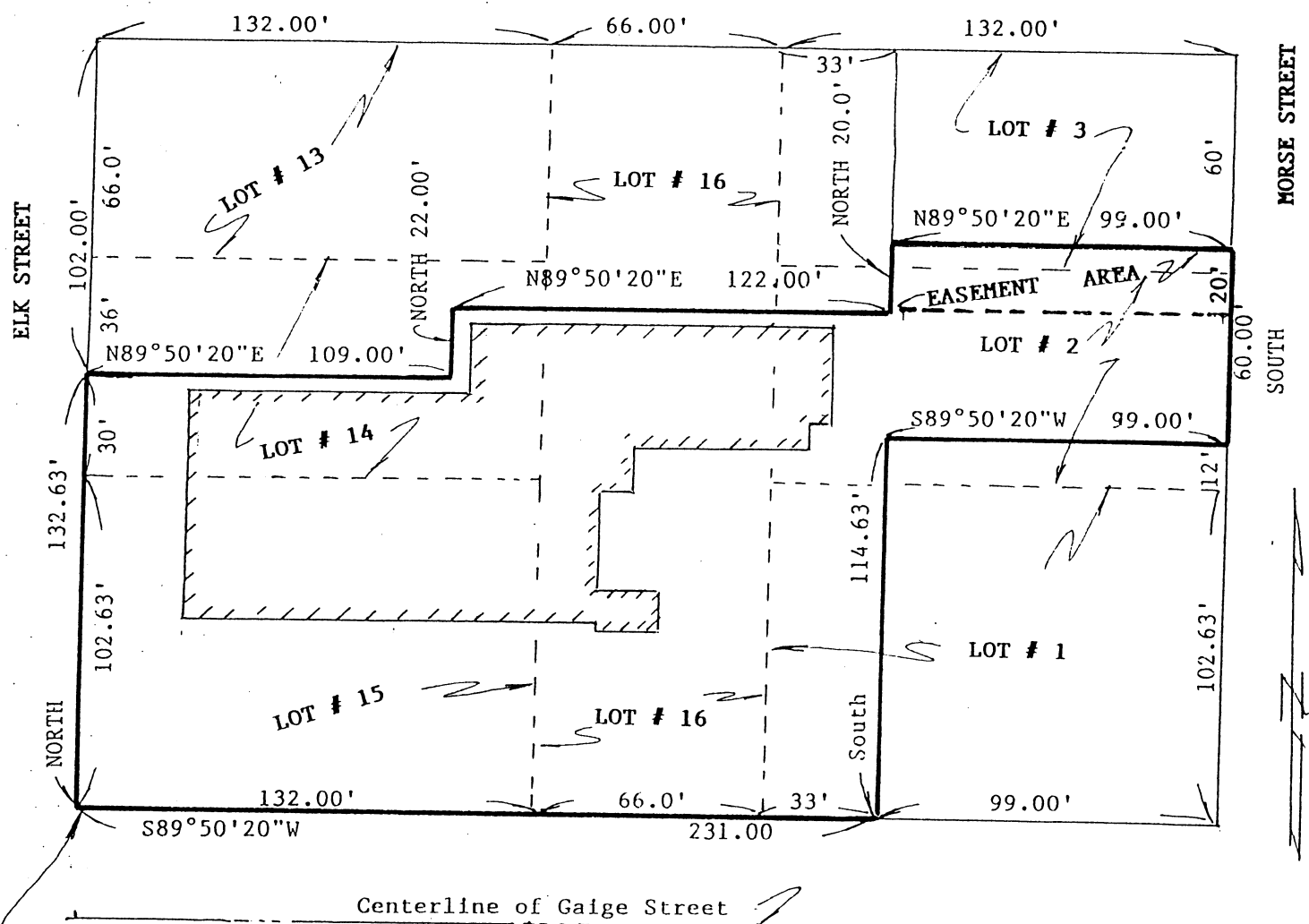


STREET FRONT

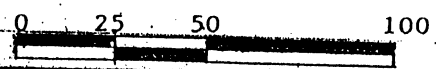


**DESCRIPTION**

Commencing at the SW CORNER OF LOT # 15 BLOCK # 9, Mills and Gaiqe's Addition to the City of Sandusky according to the Plat thereof as recorded in Liber 1 of Plats Page 32 of the Sanilac County Records, RUNNING THENCE North 132.63 feet, Thence N89°50'20"E 109.00 feet, Thence North 22.00 feet, Thence N89°50'20"E 122.00 feet, Thence North 20.00 feet, Thence N89°50'20"E 99.00 feet, Thence South 60.00 feet, Thence S89°50'20"W 99.00 feet, Thence South 114.63 feet, Thence South 114.63 feet, Thence S89°50'20"W 231.00 feet to the Point of Beginning.



SW CORNER LOT # 15  
BLOCK # 9



**320-120-009-014-00 As Of 01/02/15**

<b>Owner:</b> DENTON PAT  166 N ELK SANDUSKY , MI 48471	<b>Bill To:</b>          <b>School District:</b> 76210 (Sandusky )	<b>Property:</b> 293 ELK SANDUSKY , MI 48471  <b>Assessed:</b> \$82,600.00  <b>Taxable:</b> \$77,625.00  <b>Acres:</b> 1.28  <b>Unit:</b> 320(City Of Sandusky )
<b>Class:</b> Real-Commercial (201)	<b>SEV:</b> \$82,600.00	
<b>Homestead %:</b> 0	<b>Sale Price:</b> \$0.00	
<b>Sale Date:</b>	<b>Page:</b>	
<b>Liber:</b>		

**Legal Description:**  
LOTS 14. 15 & 16. ALSO W 33 FT OF LOT 1, LOT 2 EXCS 12 FT OF E 99 FT, S 6 FT & W 33 FT OF LOT 3 & S 20 FT OF LOT 13, BLK 9, MILLS & GAIGES ADDN TO SANDUSKY

**320-120-009-014-00 Winter Taxes As Of 05/13/13 At Levy**

<b>Owner:</b> DENTON PAT  166 N ELK SANDUSKY , MI 48471	<b>Bill To:</b> DENTON PAT  166 N ELK SANDUSKY , MI 48471	<b>Property:</b> 293 S ELK  <b>Assessed:</b> \$75,200.00  <b>Taxable:</b> \$75,200.00  <b>Total Paid:</b> N/A
<b>Class:</b> 201	<b>School District:</b> 76210	
<b>Homestead %:</b> 0	<b>SEV:</b> \$75,200.00	
<b>Orig Bill:</b> \$3,814.89	<b>Curr Total:</b> N/A	

**Legal Description:**  
LOTS 14. 15 & 16. ALSO W 33 FT OF LOT 1, LOT 2 EXC S 12 FT OF E 99 FT, S 6 FT & W 33 FT OF LOT 3 & S 20 FT OF LOT 13, BLK 9, MILLS & GAIGES ADDN TO SANDUSKY

<b>Description</b>	<b>Rate</b>	<b>Levy</b>
CO DRUG TASK	0.5000	\$37.60
SENIOR CITIZENS	0.2000	\$15.04
CO RD COMMISSION	2.0000	\$150.40
CO PARKS	0.2000	\$15.04
CO LIBRARY	0.2000	\$15.04
MED CONTROL	0.2000	\$15.04
CO VETERANS	0.1250	\$9.40
MED CARE FACILTY	0.2000	\$15.04
911 EMG	0.2000	\$15.04
SAND CITY OPER	19.0000	\$1,428.80
SAND SCH OPER	18.0000	\$1,353.60
SAND SCH DEBT	5.9800	\$449.69
SANILAC ISD	2.5551	\$192.14
SAND LIBRARY	1.3700	\$103.02
<b>Total Millage &amp; Taxes Levied</b>	<b>50.7301</b>	<b>\$3,814.89</b>



**Admin Fee Levied**

**0**

**Total Tax Bill**

**\$3,814.89**

**320-120-009-014-00 Summer Taxes As Of 05/13/13 At Levy**

**Owner:**

DENTON PAT

**Bill To:**

DENTON PAT

**Property:**

293 S ELK

166 N ELK  
SANDUSKY , MI 48471

166 N ELK  
SANDUSKY , MI 48471

**Class:** 201

**School District:** 76210

**Assessed:** \$75,200.00

**Homestead %:** 0

**SEV:** \$75,200.00

**Taxable:** \$75,200.00

**Orig Bill:** \$755.62

**Curr Total:** N/A

**Total Paid:** N/A

**Legal Description:**

LOTS 14, 15 & 16. ALSO W 33 FT OF LOT 1, LOT 2 EXC S 12 FT OF E 99 FT, S 6 FT & W 33 FT OF LOT 3 & S 20 FT OF LOT 13, BLK 9, MILLS & GAIGES ADDN TO SANDUSKY

**Description**

**Rate**

**Levy**

STATE EDUCATION

6.0000

\$451.20

COUNTY OPERATING

4.0482

\$304.42

**Total Millage & Taxes Levied**

**10.0482**

**\$755.62**

**Admin Fee Levied**

**0**

**Total Tax Bill**

**\$755.62**

Sanilac County has made every effort to ensure this information is correct. The county is not responsible for mis-use or mis-interpretation of this data. The Equalization Department is the authoratative source for this data.