

Property At A Glance

Auction Date: **2/25/2010**



Property Address:

1100 W. Easterday Ave., Sault Sainte Marie, MI

county: Chippewa County

Township: City of Sault Sainte Marie

Zoning: R-1 Residential/ B-3 Business/I-2 Industrial - See attached Parcel Zoning Sketch

PP#: **051-001-003-00** SEV: \$44,000.00 (2009) Taxable Value: \$44,000.00 (2009)
Summer Taxes: **\$1925.95** (2009) Winter Taxes: **\$616.23** (2009) – Due Feb. 28, 2010

PP#: **051-001-004-00** SEV: \$54,000.00 (2009) Taxable Value: \$54,000.00 (2009)
Summer Taxes: **\$236.33** (2009) Winter Taxes: **\$75.61** (2009) – Due Feb. 28, 2010

PP#: **051-199-015-00** SEV: \$80,400.00 (2009) Taxable Value: \$80,400.00 (2009)
Summer Taxes: **\$3,519.25** (2009) Winter Taxes: **\$1,126.05** (2009) – Due Feb. 28, 2010

PP#: **051-199-013-00** SEV: \$10,000.00 (2009) Taxable Value: \$10,000.00 (2009)
Summer Taxes: **\$437.70** (2009) Winter Taxes: **\$140.04** (2009) – Due Feb. 28, 2010

Basic Property Attributes: Vacant and Business or Residential

School District: Sault Area Schools

Special Features: **Thirteen plus acres in the city of Sault Sainte Marie consisting of 4 parcels all selling together as 1 package. Included is a 1½ story house converted into an office building, city water and sewer, and approximately 470' of road frontage on Easterday Ave. This property is close to the I-75 interchange and is very close to the Canadian/Michigan border. It features about twelve acres of rolling woods; it also borders the Wisconsin/Central property. This property has multiple zonings. See the Parcel Zoning Sketch on the next page for more details. This is a great opportunity for the investment minded buyer or someone who wants to own their office.**

Open for Viewing: Friday, Feb. 12 from 12 - 2 pm and Friday, Feb. 19 from 12 – 2 pm

** For additional questions on the property please contact a Steve Schout by phone at 231-878-5356 or by email steve@1800lastbid.com .

Additional Photos:



More information can be found at www.1800lastbid.com including a Preliminary Title Commitment, Buy/Sell Agreement, Directions to Location, and more.

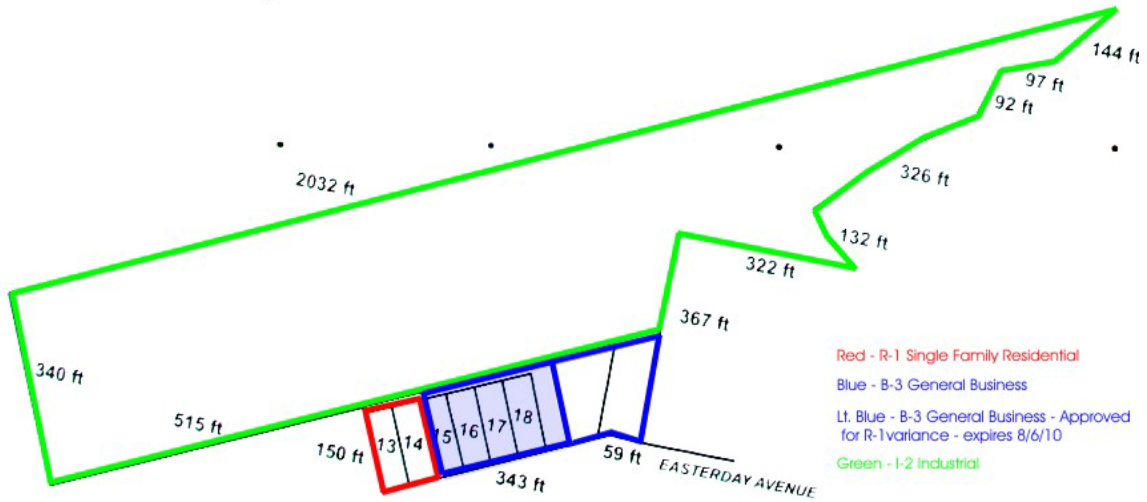
Auctioneers Note: All Information was derived from sources believed to be correct, but it is not guaranteed. Buyers should rely solely on their own investigation of the property and records prior to bidding on the property.
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**1100 W. Easterday Ave.
Zoning**



The section in light blue is currently zoned B-3. It has been approved for an R-1 variance which will expire August 6, 2010 unless the owner applies for a building permit to make necessary renovations.

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