



Original List Price: \$2,500,000
Apx Above Grade SqFt: 24,004
Source Above Grade SqFt: Auditor
Apx Heated SqFt: 24,004
Heated SqFt Source:
Apx Below Grade SqFt: 0
Source Below Grade SqFt: N/A
Apx Office SqFt: 0
Office SqFt Source:
Apx Warehouse/Mfg SqFt: 0
Warehouse/Mfg SqFt Source:
Year Built: 1973
Type: Apartment, Commercial
Current Use: See Remarks
Previous Uses:

Lease Price: \$0.00
Lease Date:
Lease Term Desired:
County: Huron
Township: N/A
City Limits: Yes
Apx Parking Available: 36.00
Total # Parking: 36.00
Buildings: 13
Stories:
Zoning: Other

Legal: SEC 3 LOT 49		Legal Description 2:		Legal Description 3:	
Parcel ID: 510360010260200		Parcel ID 2:		Parcel ID 3:	
Tax Abatement: No		Abatement End Date:			
Live Streaming Or Video Call: Yes		Recorded Video: Yes		Still Photo Cell Phone Photos: Yes	
Surveillance Equipment: No					
Apx Total Acres Available: 3.0489		Apx Lot Dimensions: 222.62 x 596.59		Apx Lot Frontage: Apx Lot Depth:	
Current Annual Taxes: \$18,160.82		Total Annual Assessments: NOR		Homestead Exemption: Homestead Exempt Amt (Full):	
Gross Operating Income: \$0.00		Total Operating Expense: \$0.00		Total Operating Income: \$0.00	
Center Height:		Columns:		Column Spacing:	
Floor Thickness:		# Walls:		# Restrooms: 13	
Accessories Dwelling Unit: No					
Ceiling Height:		Eve Height:		Rail:	
Railroad Name:		Spur:			
Current Water Company: Public		Current Sewer Supplier: Public Sewer		Current Gas Company: Columbia	
Current Electric Company: AEP					
Water Line Size: 0		Sewer Line Size: 0		Gas Lines: 0	
Other Utility Company/Supplier: 0					
Single Phase Power: Unknown		3 Phase Power: Unknown		Amps: 0	
Volts: 0					
Suite 1 #:		Suite 1 SqFt:		Suite 2 #:	
Suite 2 SqFt:		Suite 3 #:		Suite 3 SqFt:	
Suite 4 #:		Suite 4 SqFt:			
Owner Will Build Out/Remodel for Tenant:		Occupancy: Tenant		Apx SqFt Available For Lease:	
Lease Rate:					
#		Height		Width	
Depth					
Overhead Doors					
Docks					
Bays					
Drive-in Doors					
Canopy/Overhangs					
Manual Gates					
Motorized Gates					
Owner Responsibilities: Exterior Maintenance, Interior Maintenance, Sewer, Trash Collection		Tenant Responsibilities: Electricity, Water			
Air Conditioning: None		Exterior/Construction: Brick			
Heating System: Baseboard, Electric		Environmental Test: None			
Roof System: Composition, See Remarks		Commercial Amenities:			
Parking: Assigned, On Site, Parking Lot, See Remarks		Sewer: Public Sewer			
Drive: Concrete		Water: Public			
Road Type: Other		Outside Features: None			
		Special Features: None			
Directions: From Mansfield take Springmill Rd through Plymouth, then take State Route 61 North and US-224 West to Rae Ct in Willard. Turn onto Rae Ct to reach the destination.					
Nearest Interchange: I-80/I-90		Distance To Nearest Interchange:			
Remarks: Expand your investment portfolio with this 36-unit apartment complex comprised of 13 buildings. 12 units currently being renovated with a waitlist for occupancy. The property includes 35 one-bedroom, one-bath units and one two-bedroom, one-bath unit, providing a proven unit mix in a strong rental market. Spacious grounds, convenient parking, and a location near schools, parks, shopping, and major services contribute to long-term tenant appeal. This is a rare opportunity to acquire a large multifamily asset with immediate income potential and the opportunity to increase value through continued management and future improvements. Schedule your showing today!					
Terms Of Auction:					
Date Of Auction:		Time Of Auction:		Dates Open For Inspection:	
Information Herein Deemed Reliable but Not Guaranteed					

Prepared by: Julie Cherney