

200 S 4th Street

Linwood, Michigan 48634

THREE DISTINCT PATHS FOR A 15-BEDROOM DUAL-WING PROPERTY

6,000 SF | Care housing | Group housing | Residential duplex

\$575,000

OFFERING PRICE



PROPERTY FEATURES

CARE | COMMUNITY SERVICES | RESIDENTIAL DUPLEX

- **Building scale:** Approximately 6,000 SF of single-story space.
- **Dual-wing plan:** Two operational wings of approximately 3,000 SF each.
- **Room capacity:** Fifteen bedrooms total: eight in Unit A and seven in Unit B.
- **Prior use:** Former convent and previously licensed care facility.
- **Independent systems:** Separate HVAC and water heating serve each wing.
- **Accessible bathing:** Walk-in ADA showers are present in both wings.
- **Expanded kitchen:** Convection equipment, sanitizer, and double sinks in Unit A.
- **Two kitchens:** Food-preparation infrastructure is available in both wings.
- **Updated mechanicals:** Furnaces from 2024 and 2022; water heating from 2018 and 2016.
- **Backup power:** Generac generator system installed in 2012; reportedly serves the majority of the building during outages.
- **Updated interior:** Fresh paint and new carpeting throughout.

200 S 4TH STREET

Linwood, Michigan 48634 | Commercial special-purpose opportunity
COMMERCIAL OFFERING SUMMARY

\$575K

OFFERING PRICE

AVAILABLE

COMMERCIAL OFFERING SUMMARY

ONE PROPERTY | THREE DISTINCT BUYER PATHS

OFFERING PRICE \$575K Approx. \$96/SF	BUILDING 6,000 SF Single-story layout	BEDROOMS 15 8 in A 7 in B	CONFIGURATION 2 Wings Approx. 3,000 SF each
--	--	--	--

200 S 4th Street is a 6,000-square-foot special-purpose property configured into two approximately 3,000-square-foot wings with 15 bedrooms, two kitchens, accessible showers, communal areas, laundry hookups, and independently served mechanical systems. Its former convent and licensed-care history supports evaluation by specialized care, senior housing, group-housing, nonprofit, and community-service operators, while the physical separation also creates a residential duplex or multi-generational buyer path. A Generac backup generator system was installed in 2012 and is reported to serve the majority of the building during power outages. **All proposed uses, occupancy, licensing, and generator coverage require independent verification.**

UNIT AND INFRASTRUCTURE COMPARISON		
Feature	Unit A	Unit B
Approximate size	3,000 SF	3,000 SF
Bedrooms / bathrooms	8 / 1.5	7 / 2.0
Bathing	Walk-in ADA shower; half bath	Walk-in ADA shower; full tub/shower
Furnace / cooling	Gas forced air, 2024; central air	Gas forced air, 2022; central air
Water heater	Gas tank, 2018	Tankless on-demand, 2016
Laundry hookups	Washer; electric dryer	Washer; gas and electric dryer
Kitchen	Convection oven, sanitizer, 2 double sinks	Double sink; electric hookup

WHY THE PROPERTY STANDS APART

- **Three buyer paths:** Specialized care and senior housing, group housing and community services, or residential duplex use.
- **Operational scale:** Fifteen bedrooms are divided between two approximately 3,000 SF wings.
- **Accessible infrastructure:** Both wings include walk-in ADA showers within a single-story layout.
- **Independent systems:** Each wing has separate heating, cooling, water heating, kitchen, and laundry support.
- **Backup power:** Generac generator system installed in 2012; seller reports it serves the majority of the building during outages.

200 S 4TH STREET

Linwood, Michigan 48634 | Commercial special-purpose opportunity
LOCATION AND TRADE AREA

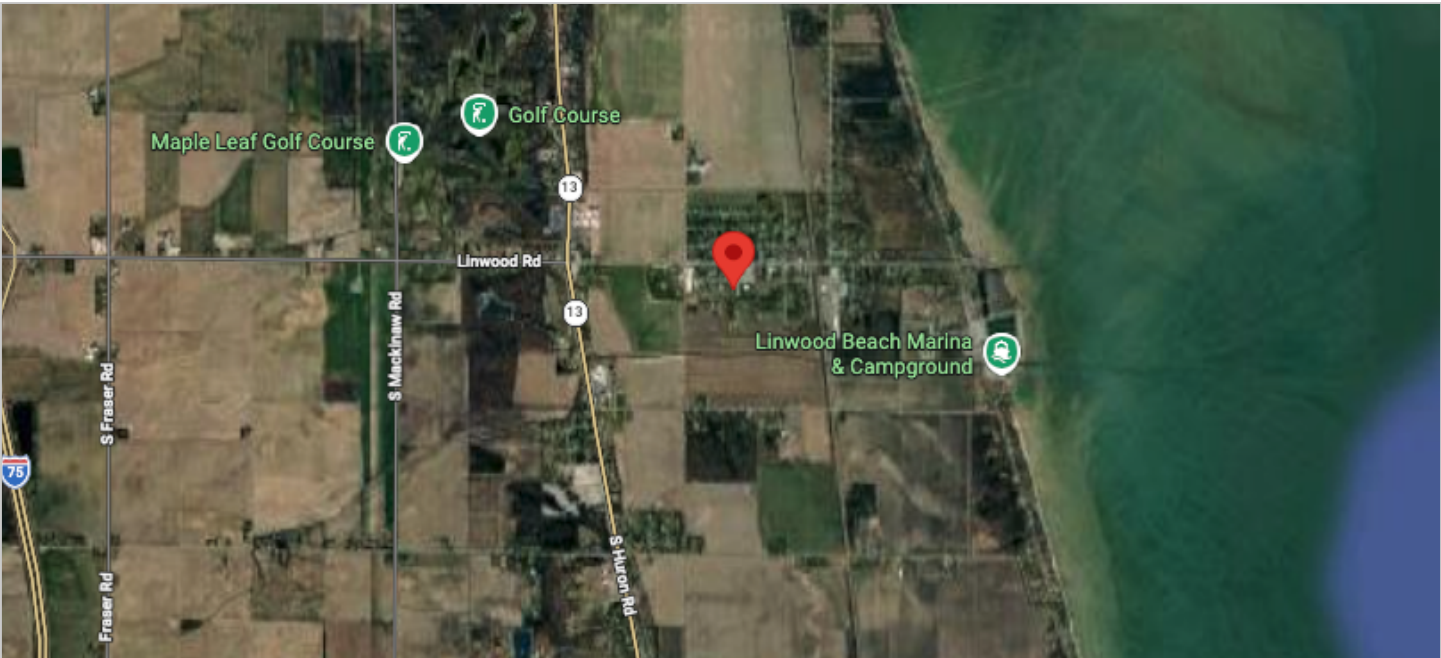
\$575K

OFFERING PRICE

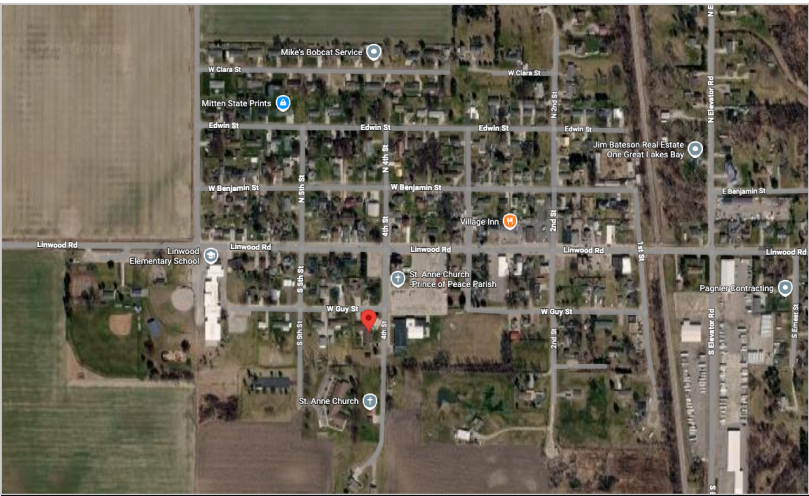
AVAILABLE

LOCATION AND TRADE AREA

LINWOOD | BAY COUNTY | TRI-CITY ACCESS



REGIONAL CONTEXT | I-75, M-13, LINWOOD ROAD, AND LAKE HURON SHORE



NEIGHBORHOOD CONTEXT | SOUTH 4TH STREET

SETTING & ACCESS

SMALL-COMMUNITY SETTING WITH REGIONAL REACH

COMMUNITY	
Linwood	Bay County
REGIONAL MARKET	
Bay City	Tri-city context
ROAD CONTEXT	
M-13 / I-75	Via Linwood Road
AIRPORT	
22.5 miles	MBS approx. 33 min.

AREA SNAPSHOT

Metric	1 Mile	3 Miles
Population	1,011	3,234
Households	458	1,427
Median age	50.2	50.2
Median household income	\$55,289	\$66,066

Sources: CoStar demographic estimates drawing on U.S. Census data; distance and drive time as reported by CoStar.

SPECIALIZED CARE AND SENIOR HOUSING

TWO SPECIALIZED CARE PATHS

The building's history and physical configuration support two care-oriented buyer paths. Each concept requires independent confirmation of zoning, state and local licensing, occupancy, staffing, life-safety, and building-code requirements.

ADULT FOSTER CARE OPERATOR

AFC STARTUP OR EXPANSION OPPORTUNITY

A buyer evaluating adult foster care gains a 15-bedroom, single-story property with two separately served wings. The layout may support resident grouping, operational separation, or phased occupancy, subject to all required approvals.

CANDIDATE OPERATORS

- Adult foster care startup seeking a substantial initial facility
- Established AFC operator evaluating a second location
- Care organization needing separate resident or program wings
- Operator seeking an existing high-bedroom-count layout

WHY THE PROPERTY FITS

- **Prior facility use:** The building previously operated as a licensed care facility.
- **Accessible bathing:** Walk-in ADA showers are present in both wings.
- **Operational separation:** Each wing has independent heating, cooling, and water heating.
- **Meal support:** Unit A includes expanded kitchen and sanitation equipment.

SENIOR CARE OR HOUSING OPERATOR

CARE-ORIENTED SINGLE-STORY INFRASTRUCTURE

A senior-care or specialized-housing buyer can evaluate an existing single-story facility with private-room capacity, accessible showers, communal areas, two kitchens, laundry support, and updated mechanical equipment.

CANDIDATE OPERATORS

- Senior-care operator evaluating a smaller residential setting
- Provider exploring supportive or supervised senior housing
- Nonprofit serving older adults through a residential program
- Operator needing private rooms and two functional wings

WHY THE PROPERTY FITS

- **Single-story plan:** The entire operating footprint is on one level.
- **Private-room scale:** Fifteen bedrooms provide uncommon resident capacity.
- **Common areas:** Large living and dining spaces support shared programming.
- **Updated systems:** Furnaces date to 2024 and 2022; water heaters to 2018 and 2016.

CANDIDATE USES REQUIRE INDEPENDENT CONFIRMATION OF ZONING, LICENSING, OCCUPANCY, LIFE-SAFETY, BUILDING-CODE, AND PROGRAM-SPECIFIC REQUIREMENTS.

GROUP HOUSING AND COMMUNITY SERVICES

TWO COMMUNITY-SERVICE PATHS

The dual-wing plan can be evaluated by operators seeking a residential program setting with private rooms and shared support areas. Candidate concepts are not represented as currently permitted or licensed.

SOBER LIVING OR RECOVERY OPERATOR

RESIDENTIAL PROGRAM SPACE WITH TWO WINGS

A recovery-oriented housing provider can evaluate two independently served wings, private-room capacity, shared living areas, kitchens, laundry hookups, and an outdoor courtyard for a structured residential program.

CANDIDATE OPERATORS

- Sober-living startup seeking an initial residential facility
- Established recovery provider evaluating expansion space
- Mission-driven operator needing separate program wings
- Organization seeking private rooms and communal living areas

WHY THE PROPERTY FITS

- **Program separation:** Two wings can support distinct cohorts or operating functions.
- **Resident capacity:** Fifteen bedrooms provide substantial private-room inventory.
- **Daily-living support:** Kitchens, laundry hookups, bathrooms, and common areas are present.
- **Outdoor setting:** The property includes a central courtyard and covered gathering area.

NONPROFIT OR GROUP HOUSING OPERATOR

FLEXIBLE MISSION-DRIVEN OCCUPANCY MODEL

A nonprofit, supportive-housing provider, or group-home operator can assess a large single-story building with two functional wings, accessible features, private rooms, and support spaces that may reduce the scope of initial adaptation.

CANDIDATE OPERATORS

- Nonprofit developing supervised or supportive housing
- Group-home operator seeking substantial bedroom capacity
- Community organization serving adults through residential programming
- Provider needing separated living, staff, or service areas

WHY THE PROPERTY FITS

- **Flexible footprint:** Approximately 3,000 SF in each wing supports operational planning.
- **Accessible features:** Walk-in ADA showers and single-story circulation are present.
- **Independent systems:** Each wing controls its own HVAC and water heating.
- **Facility support:** Two kitchens, laundry hookups, utility areas, and updated finishes are in place.

CANDIDATE USES REQUIRE INDEPENDENT CONFIRMATION OF ZONING, LICENSING, OCCUPANCY, LIFE-SAFETY, BUILDING-CODE, AND PROGRAM-SPECIFIC REQUIREMENTS.

RESIDENTIAL DUPLEX

EXTENDED-FAMILY AND INCOME-ORIENTED PATHS

The two-wing configuration can also be evaluated as a residential duplex or large multi-generational property. Legal unit status, rentability, permitted occupancy, and any required conversion or compliance work must be independently verified.

EXTENDED FAMILY BUYER

TOGETHER WITHOUT CROWDING

Two approximately 3,000 SF wings allow parents, adult children, or grandparents to remain under one roof while retaining separate kitchens, bathrooms, laundry, climate control, and private rooms.

CANDIDATE BUYERS

- Multi-generational family spanning three or more generations
- Large household needing uncommon bedroom capacity
- Family supporting aging relatives who value proximity and independence
- Owner-occupant considering use of one wing by another household

WHY THE PROPERTY FITS

- **Independent living areas:** Separate kitchens, laundry, HVAC, and water heating.
- **Accessibility:** Single-story circulation and walk-in ADA showers in both wings.
- **Capacity:** Fifteen bedrooms are distributed across two distinct wings.
- **Comfort control:** Each wing manages its own heating and cooling.

INCOME-ORIENTED BUYER

TWO PHYSICALLY SEPARATED WINGS

For a buyer evaluating rental use, the existing plan offers two large living areas with separate mechanicals and kitchens. Legal unit status, rentability, and any required conversion or compliance work must be independently verified.

CANDIDATE BUYERS

- Buyer evaluating a two-unit residential income strategy
- Local owner expanding an existing property portfolio
- Owner-occupant exploring income from the second wing
- Investor prioritizing substantial square footage and bedroom count

WHY THE PROPERTY FITS

- **Physical separation:** Independent kitchens and systems reduce operational overlap.
- **Updated systems:** Furnaces from 2024 and 2022 support capital planning.
- **Masonry construction:** A durable building form for long-term ownership.
- **Basis:** Offering price equates to approximately \$96 per building SF.

RESIDENTIAL AND RENTAL USES REQUIRE INDEPENDENT CONFIRMATION OF MUNICIPAL ZONING, LEGAL UNIT STATUS, CODE, OCCUPANCY, AND LICENSING.

200 S 4TH STREET

Linwood, Michigan 48634 | Commercial special-purpose opportunity
EXTERIOR AND SITE

\$575K

OFFERING PRICE

AVAILABLE

EXTERIOR AND SITE

FRONTAGE | COURTYARD | AERIAL CONTEXT



STREET-FACING ELEVATION



PRIMARY APPROACH



INTERIOR COURTYARD



COVERED OUTDOOR GATHERING AREA



AERIAL SITE PERSPECTIVE



PROPERTY AND NEIGHBORHOOD CONTEXT

200 S 4TH STREET

Linwood, Michigan 48634 | Commercial special-purpose opportunity
CARE-ORIENTED INTERIOR AND KITCHEN

\$575K

OFFERING PRICE

AVAILABLE

CARE-ORIENTED INTERIOR AND KITCHEN

COMMON AREAS | EXPANDED KITCHEN | ACCESSIBILITY



OPEN COMMON LIVING AND DINING AREA



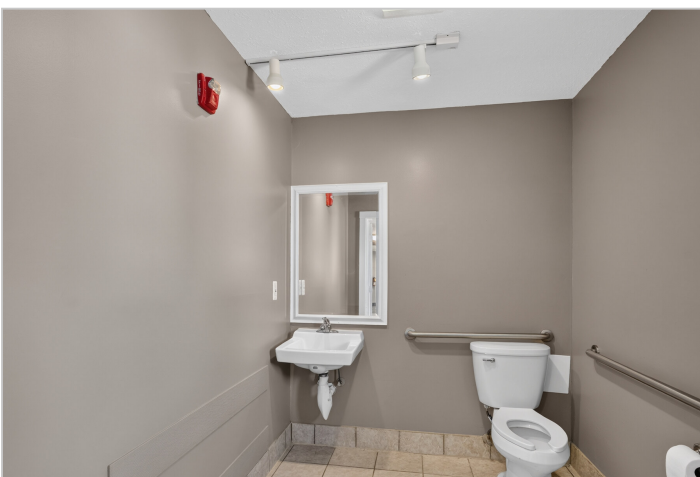
COMMON AREA WITH KITCHEN CONNECTION



EXPANDED MEAL-PREPARATION KITCHEN



BUILT-IN CONVECTION EQUIPMENT



ACCESSIBLE HALF BATH



ACCESSIBLE BATHROOM AND SHOWER

200 S 4TH STREET

Linwood, Michigan 48634 | Commercial special-purpose opportunity
SECOND WING AND SUPPORT AREAS

\$575K

OFFERING PRICE

AVAILABLE

SECOND WING AND SUPPORT AREAS

SECOND KITCHEN | PRIVATE ROOMS | BUILDING SYSTEMS



SECOND-WING KITCHEN



KITCHEN AND ADJOINING COMMON AREA



FLEXIBLE ACTIVITY OR LIVING AREA



PRIVATE ROOM



UTILITY AND SUPPORT ROOM



MECHANICAL SYSTEM

200 S 4TH STREET

Linwood, Michigan 48634 | Commercial special-purpose opportunity
PROPERTY DETAILS AND DISCLAIMER

\$575K

OFFERING PRICE

AVAILABLE

PROPERTY DETAILS

SITE | ACCESSIBILITY | OPERATOR DUE DILIGENCE



OVERHEAD SITE VIEW



LINWOOD AREA CONTEXT



LAUNDRY AND UTILITY SUPPORT



ACCESSIBLE WALK-IN SHOWER

OPERATOR DUE DILIGENCE

- Confirm township zoning, permitted use, legal occupancy, and building/fire-code compliance.
- Confirm all state and local licensing, staffing, life-safety, accessibility, and program requirements.
- Verify square footage, lot size, room counts, utilities, required physical modifications, and generator condition, connected loads, fuel supply, service history, and actual coverage.

DISCLAIMER

All property information has been obtained from sources believed reliable but has not been independently verified by TDG Commercial Real Estate. Building and land measurements, room dimensions, and bedroom and bathroom counts are approximate. The property's prior operation as a licensed care facility does not represent that any current license, certification, approval, legal occupancy, or permitted use remains in effect or will be available to a buyer. Buyers and their representatives must independently verify all information, including square footage, lot size, zoning, permitted uses, occupancy limits, building and fire-code compliance, accessibility, utilities, and all licensing, staffing, permitting, and program requirements. Demographic figures are third-party estimates from CoStar, drawing on public sources including the U.S. Census Bureau. No representation is made regarding the Generac generator's operating condition, service history, connected loads, fuel supply, or actual building coverage. No representation or warranty is made regarding suitability for any proposed use. For informational purposes only; not an offer, and not legal, tax, licensing, medical, or professional advice.

BRYAN BESAW

989.625.4339 | Bryan@TheDeliaGroup.com | TDGCommercialRE.com

BRYAN BESAW

989.625.4339 | Bryan@TheDeliaGroup.com
TDGCommercialRE.com



PAGE 10

TDG COMMERCIAL REAL ESTATE
440 S Main St, Rochester, MI 48307
TDGCommercialRE.com