



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

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**PRICE: Was \$229,900. NOW \$175,000.**

**LOCATION: COMMERCIAL BUILDING & HOUSE (FRESE DISCOUNT STORE)**

<b>Address</b>	: 32915 Old M-62 West, Dowagiac MI 49047	<b>Approx. Built</b>	: 1963 House: Unknown
<b>Approx Sq Ft</b>	: 9,244+/- (O.D.) House: 1,260 SF	<b>1<sup>st</sup> Bedroom</b>	: 10 x 12'
<b>Lot Size</b>	: 1+ Acre +/- 231' on M-62, 213' on Old M-62 by approx.. 200'/261' deep.	<b>2<sup>nd</sup> Bedroom</b>	: 10 x 11'
<b>Taxes</b>	: *2018 \$4,657 (Non-Homestead) w/2018 SEV might be \$5,118+/- estimate only not guaranteed*	<b>Bath</b>	: Full Tub/shower
<b>Tax ID#</b>	: 14-110-005-097-10 & 14-110-005-097-30	<b>Bath</b>	: Half (in basement)
<b>Municipality</b>	: Pokagon Township	<b>Living Room</b>	: 12 x 20'
<b>School District:</b>	Dowagiac	<b>Kit/Dining</b>	: 11½ x 18'
<b>Roof</b>	: Both shingle roofs	<b>Porch</b>	: Enclosed 9 x 35'
<b>Elec Service</b>	: 200A, House 100A	<b>Heat</b>	: HVAC propane gas
<b>Construction</b>	: Pole Barn/ Frame	<b>Siding</b>	: Wood
<b>Heat</b>	: GeoThermal; gas unit	<b>Basement</b>	: Full
<b>Possession</b>	: 60 days after close	<b>Water</b>	: 5" well/sub pump
<b>Water Heater</b>	: 30 gal electric (House)	<b>Walls</b>	: Plaster/panel
<b>Sewer</b>	: (2) septic systems one for each		

**REMARKS:** Large paved parking lot. Very hi-traffic hi-way location. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)