

#### 4478 Dowling St

4478 Dowling St, Montague, MI 49437

#### **Property Details**

5,616 SF Retail / Commercial Office Building in Montague, MI. Property is located with view of Lake Michigan and has lots of possibilities for next use. Approx 20 parking spots and prime location for downtown business with lots of street traffic. Current zoning is Downtown (Core) Commercial C-1. Land to building ratio is approximately 3.7: 1. Parking ratio is 3.6/1,000 SF NRA.

Price: \$297,000

Government Owned Real Estate Sale

Large lot

Plenty of parking

View the full listing here: https://www.loopnet.com/Listing/4478-Dowling-St-Montague-MI/18390396/

Price: \$297,000

Property Type: Office

Building Class: C

Sale Type: Investment or Owner User

5,616 SF

Lot Size: 0.48 AC
Rentable Building 5,616 SF

Area

Rentable Building Area

Sale Conditions: Distress Sale

No. Stories: 1

Year Built: 1979

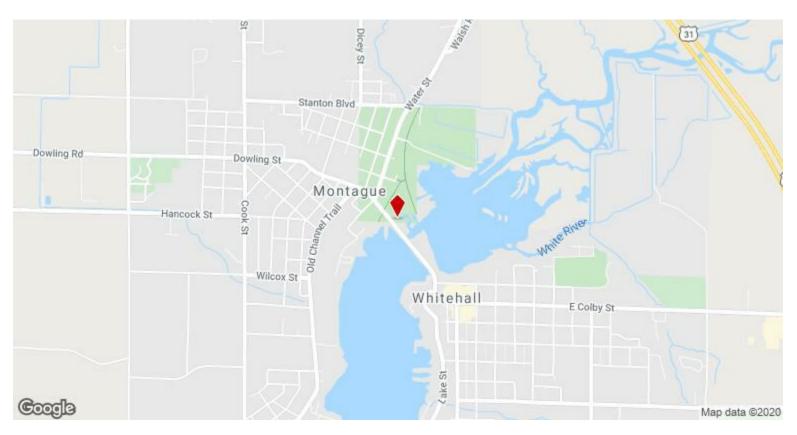
Parking Ratio: 3.56/1,000 SF

Zoning Description: C-1

APN / Parcel ID: 21-021-300-0012-00

Walk Score ®: 53 (Somewhat Walkable)

#### Location



#### Property Photos

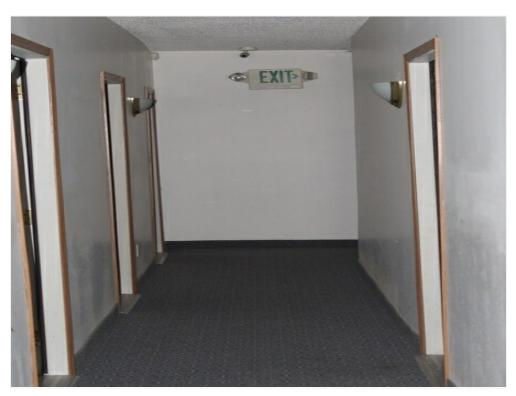




Primary Photo mkt\_23

#### Property Photos





mkt\_22 mkt\_21

#### Property Photos





mkt\_19 mkt\_20

#### Property Photos





mkt\_18 mkt\_17

#### Property Photos





mkt\_16 mkt\_15

#### Property Photos





mkt\_14 mkt\_13

#### Property Photos

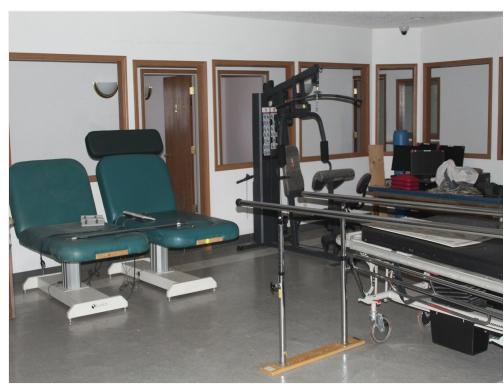




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#### Property Photos





mkt\_10 mkt\_9

#### Property Photos





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Justin Ochs jochs@soldoncompass.com (800) 729-6466

Compass Auctions & Real Estate 901 Cherokee Blvd Chattanooga, TN 37405