# 110 S. EATON STREET ALBION, MICHIGAN

RETAIL FOR SALE 14,308 Square Feet Available



## **EATON PLAZA**



### **PROPERTY FEATURES**

- 14,308 square feet available
- 54 parking spaces
- Investment opportunity well-known & established brand Dollar General
- Located on the corner S. Eaton St & W. Cass St
- Priced well-below replacement cost
- Sale price: \$540,000 (\$37.74/sq. ft.)

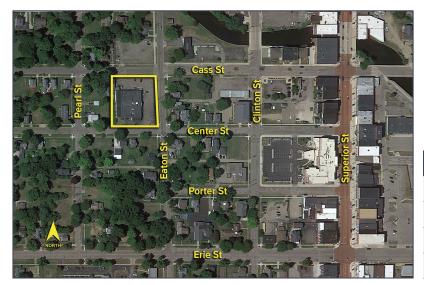


For more information, please contact:

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# 110 S. Eaton Street – Albion, Michigan Retail For Sale



DEMOGRAPHICS						
	POPULATION	MED. HH INCOME				
1 MILE	6,844	\$42,507				
3 MILE	9,673	\$44,664				
5 MILE	11,515	\$47,672				

TRAFFIC COUNTS (TWO-WAY)					
3,653	Eaton St. & Cass St.				
2,439	Erie St. & Eaton St.				
5,510	Superior St. S. of Cass St.				
5,184	Superior St. N. of Cass St.				



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#### **Retail For Sale**

Property Name: Eaton Plaza

Location: 110 S. Eaton Street

City, State: Albion, MI W. Cass Street **Cross Streets:** County: Calhoun

Zoning: B-4 Year Built: 1940

Total Building Sq. Ft.:	14,308	14,308 <b>Prope</b>		Property Type:	General Retail-Commercial	
Available Sq. Ft.:	14,308			Bldg. Dimension	s: N/A	
Min Cont. Sq. Ft.: 14,308			Total Acreage: Land Dimensions:		0.94 N/A	
Max Cont. Sq. Ft.:	t.: 14,308					
Ceiling Height: N/A			Parking:		54	
Overhead Door(s) / Height: 0			Curb Cuts:		N/A	
Exterior Construction:	or Construction: N/A		Power:		N/A	
Structural System:	n: N/A		Restrooms:		Yes	
Heating:	Yes		Sprinklers:		No	
Air-Conditioning:	N/A			Signage:	Pylon	
Basement:	No			Roof:	N/A	
Number of Stories:	1			Floors:	N/A	
Condition:	N/A			Delivery Area:	N/A	
Population: M	edian HH Income:	Traffic:	<b>Yr:</b> 20	22 <b>Count:</b> 3,65	Eaton St. & Cass St. 2-Way	
<b>1 Mile:</b> 6,844 <b>1</b>	<b>Mile:</b> \$42,507		<b>Yr:</b> 20	22 <b>Count:</b> 2,43	9 Erie St. & Eaton St. 2-Way	
<b>3 Miles:</b> 9,673 <b>3</b>	Miles: \$44,664		<b>Yr:</b> 20	22 <b>Count:</b> 5,51	O Superior St. S. of Cass St. 2-Way	
<b>5 Miles:</b> 11,515 <b>5</b>	Miles: \$47,672		<b>Yr:</b> 20	22 <b>Count:</b> 5,18	4 Superior St. N. of Cass St. 2-Way	

Improvement Allowance:

Assessor #:

Date Available:

N/A N/A

Immediately

Current Tenant(s): N/A

\$540,000 (\$37.74/sqft) Sale Price:

Sale Terms: N/A Security Deposit: N/A

Options: N/A

Taxes: \$6,199.82 (2022)

TD: N/A

51-012-961-00 Parcel #:

Utilities		Electric:	Yes	7			
Sanitary Sewer:	Yes	Gas:	Yes				
Storm Sewer:	Yes	Water:	Yes				
Tenant Responsibilities: N/A							
Comments: -Investment opportunity Dollar General in Albion, MI -Well-Known & Established Brand -Located on the corner S. Eaton St & W. Cass St -Priced Well-Below Replacement Cost							
-Contact Broker for further information							

**Broker: SIGNATURE** ASSOCIATES

### Agent(s):

-Sale Price: \$540,000

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