

**Address:** 2757 Dickerson Road , Gaylord , MI ; 49735

**MLS#:** 262540  
**List Price:** \$ 720,000  
**Type:** Commercial/Industrial  
**Bus/Inv** Real Estate Only  
**Descrip:**  
**Prop** Commercial  
**Type:**  
**County:** Otsego  
**Township:** Bagley  
**Lot Size:** 13.468 acres



*Provided as a courtesy of*  
**BILL MARTELLA, Assoc Brk, GRI**  
 COLDWELL BANKER SCHMIDT  
 700 W. Main Street  
 Gaylord, MI 49735  
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**Tax ID:** 010-016-300-030-00

<b>Lot Size:</b>	13.468 acres	<b>Office SqFt:</b>	2301	<b>Warehouse SqFt:</b>	45838
<b>SqFt Total:</b>	48193	<b>SqFt Source:</b>	Appraisal	<b>Owner/Tenant:</b>	The Hager Group
<b>Approved by MLS:</b>	Yes	<b>Subdivision or T/R:</b>	T30N R3W	<b>School District:</b>	Gaylord
<b>Sec# / Blk:</b>	16	<b>Qtr Section:</b>	SW		

**Public Remarks:** Distribution / warehouse facility. 13.5 acre site with 45,000+ square feet of warehouse and 2300+ office. Rail spur and dock as well as truck dock. Huge paved work yard completely fenced and gated. 530 foot frontage on Dickerson Road.

**Directions:** M-32 to Dickerson Rd south to property on east side of road.

**Legal:** COMM @ W¼ COR, TH S1°E 1316.48' FOR POB, TH S81°E 243.59', TH N1°W 152.36', TH S81°E 412.29', TH S37°E 569.4', TH N81°

**Showing Instructions:** Appointment Only Call Listing Agent

<b>Electric:</b>	On Site	<b>Business Information:</b>	Real Estate Only
<b>Gas:</b>	On Site	<b>Construction:</b>	Steel
<b>Water:</b>	Municipal	<b>Occupant:</b>	Owner
<b>Sewer:</b>	Municipal	<b>Taxes and Possession:</b>	Taxes: 19500; Tax Year: 2007; Possession: AT CLOSE
<b>Road:</b>	Blacktop; Paved	<b>Terms:</b>	Cash; Cash to New Mortgage
		<b>Drive:</b>	Blacktop
		<b>Parking:</b>	Parking Lot
		<b>Sign:</b>	Sign: Yes

<b>DOM:</b>	24	<b>Orig List Price:</b>	\$ 720,000	<b>Begin Date:</b>	07/04/2009
<b>Expire Date:</b>	07/01/2010	<b>Status Change Date:</b>	07/07/2009	<b>BA:</b>	3.5
<b>SA:</b>	3.5	<b>TC:</b>	0		

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**LO:** COLDWELL BANKER SCHMIDT Office phone: (989) 732-6777



MLS#: 262540

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**Prepared by BILL MARTELLA, Assoc Brk, GRI on Tuesday, July 28, 2009 6:31 PM**  
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