

Now Available for **SALE** from



## AUBURN SERVICE CENTER

5001 S 11 MILE RD, AUBURN MI

- ◆ Located on US-10 2 <sup>1/2</sup> Miles Southwest of Auburn
- ◆ Includes 4.04 Acres of Land
- ◆ US-10 Expressway Frontage
- ◆ Large Conference Room with Fireplace

**Rick DeKam, CCIM**

Phone: 269.323.0717  
Mobile: 269.207.5430  
Email: rick@midwestrealty.com

**Andrew Gyorkos**

Phone: 269.321.5000  
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8175 Creekside Drive  
Suite 210  
Portage, MI 49024

Real Estate For Sale At...

**\$450,000**

The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective buyers should complete their own due diligence and should not rely on seller-provided materials or representations.



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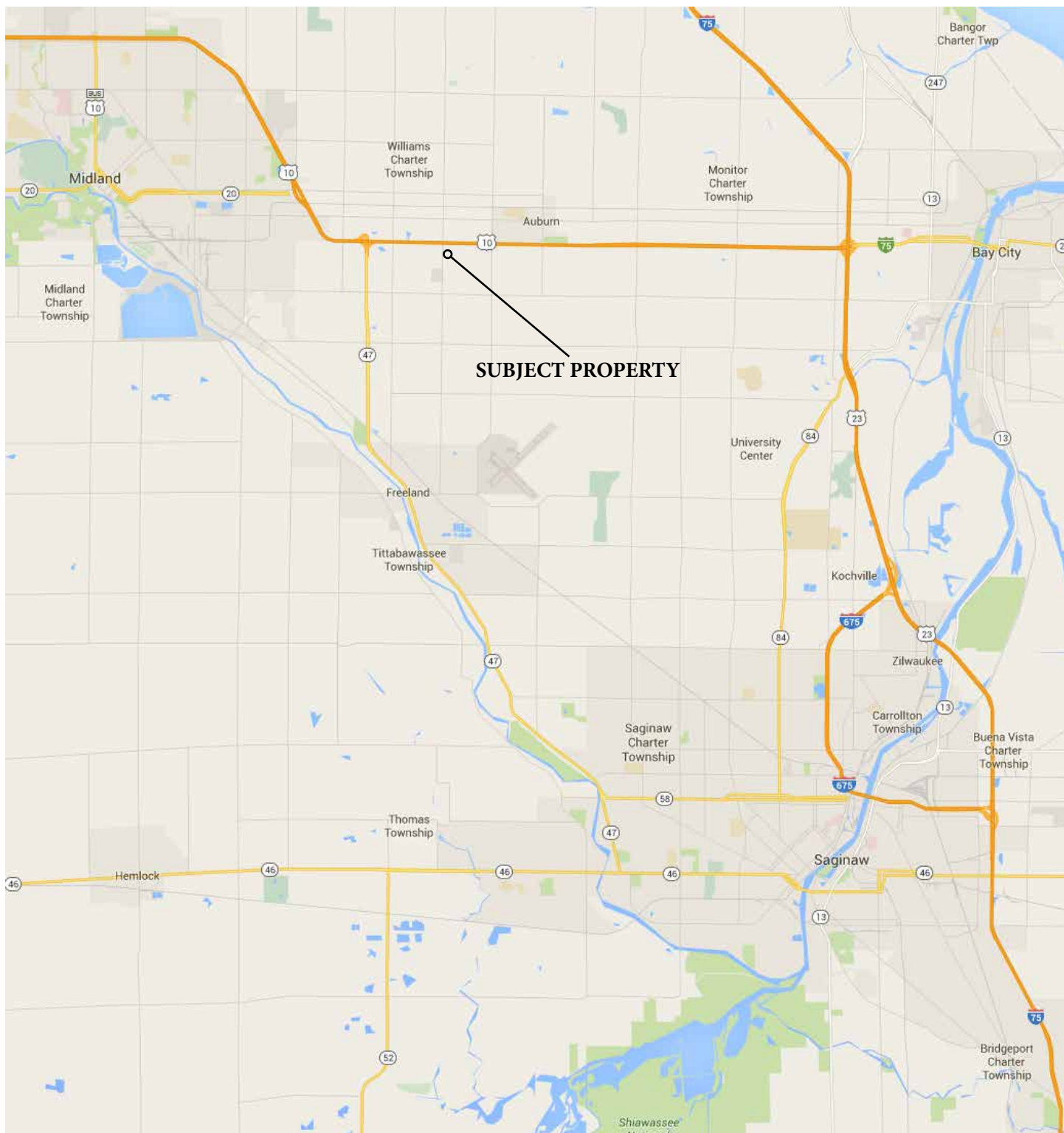
### SALIENT FACTS

<b>PROPERTY DESCRIPTION</b>	This office building is centrally located near Downtown Auburn, Michigan, and is adjacent to US - 10. It is currently used as a National Boy Scouts of America "Scout Shop" and administration offices.	
<b>FEATURES</b>	Lobby with large reception area; kitchen & breakroom; two bathrooms; (9) private offices with windows; central open office support area; large conference room with fireplace; park-like setting with outdoor pavilion.	
<b>SIZE</b>	Building: 10,000 Sq Ft	
<b>LAND</b>	4.04 Acres	
<b>SALE PRICE</b>	\$450,000	
<b>PARKING SPACES</b>	56 marked spaces on asphalt paved lot	
<b>UTILITIES</b>	City of Auburn provides water, private septic drain field Consumers Energy provides gas and electric	
<b>YEAR BUILT</b>	Constructed in 1972; renovated in 2008	
<b>MUNICIPALITY</b>	Williams Township, Bay County	
<b>ZONING</b>	Agricultural	
<b>PROPERTY TAXES</b>	Currently Tax Exempt	
<b>TAX ID</b>	140-027-100-010-00	
<b>LISTING AGENTS</b>	Contact Midwest Realty Group for more details on this property.	
	Agent: Rick DeKam, CCIM Phone: (269) 323-0717 Mobile: (269) 207-5430 Email: rick@midwestrealty.com	Agent: Andrew Gyorkos Phone: (269) 323-0717 Mobile: (269) 760-5201 Email: andrew@midwestrealty.com

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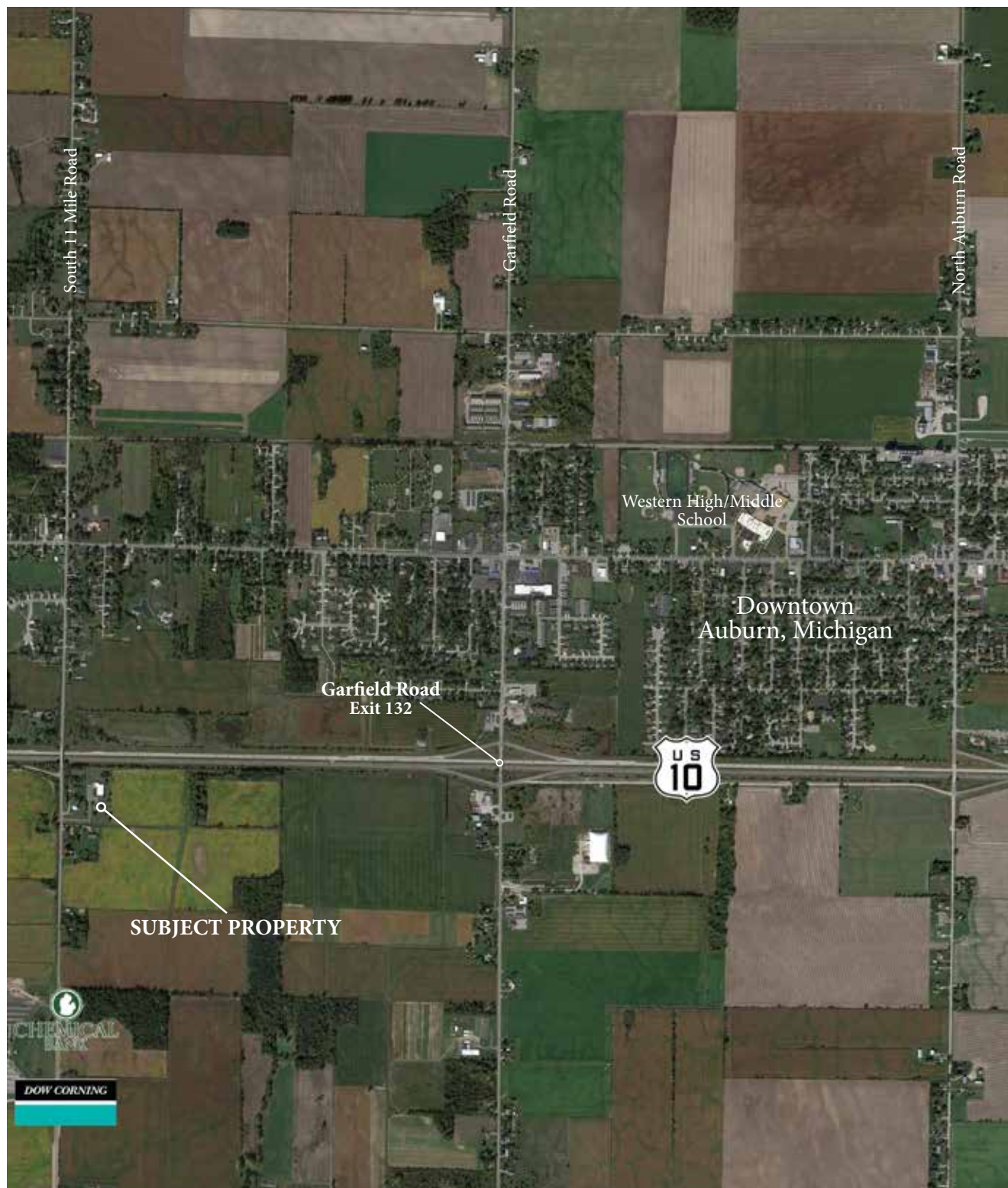
### REGIONAL MAP



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AREA MAP



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### SITE PLAN



**NOTE:** The property boundaries illustrated above are believed to be accurate and are based upon the property owner's support. However, a buyer should still perform a new survey for precise boundaries and legal description.



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PHOTOS



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