

# Osceola County Inventory Profile Sheet

December 20, 2011  
Page 1 of 2

<b>Property Name:</b> LeRoy Garage	
<b>Parcel Identification Number:</b> 67-43-013-216-00 67-43-013-004-00	<b>Acreage:</b> 0.79
<b>Address/Location:</b> 205 E. Gilbert	<b>Square Footage:</b> 4,523
<b>City:</b> LeRoy	<b>Zip Code:</b> 49655
<b>Zoning Classification:</b> Commercial	
<b>Photo (if available)</b>	
	
<b>Site or Survey Map Showing Property Boundaries Available:</b> Yes; part of Brownfield, Phase I Environmental Site Assessment report.	
<b>Assessed Value:</b>	
<b>Taxable Value:</b>	
<b>Municipal Water:</b> No, well on-site	<b>Natural Gas:</b> Yes
<b>Sewer:</b> Septic on-site	<b>Electric:</b> Consumers Energy
<b>Waste:</b> Waste Management	<b>Heat:</b> Used Oil Burner
<b>Historical Use(s):</b> sawmill – prior to 1925; mid 1970s to 2005 – gasoline station; 1980s – dollar store	
<b>Is the Site Vacant?</b> No	

### ***Ownership***

<b>Type:</b> Private
<b>Owner Name:</b> Edstrom Real Estate LLC
<b>Mailing Address:</b>
<b>Comments:</b> MLS ID# 21003420
<b>Previous Owner Information:</b>
<b>Is Site Secure?</b> Yes
<b>Is Access to Site Available?</b> Yes

### ***Property Description***

The subject property is located in the northeast ¼ of Section 13 in LeRoy (Township 19 North/Range 10 West), Osceola County, Michigan.

Environmental Data or Reports Available: Phase I and Phase II Environmental Site Assessment available.

### ***Building Description***

Building Interior: New drywall, insulation, furnace, air conditioner, remodeled bathroom, and other improvements (per listing agent's Property Profile).

Built: 1934

Additional Improvements:

### ***Contact***

Point of Contact: Lynn Spence

Company: ERA Real Estate

Address:

Telephone: (231) 779-8088

Email: [lynn.spence@ERA.com](mailto:lynn.spence@ERA.com)

### ***Additional Comments***

100 feet from the recently paved 'rails-to-trails'. See listing agent's [Property Profile](#) for additional information