



Listing Agent

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Property Address 132 West Aurora Street, Ironwood, MI				Type of Property Commercial Building		New Price \$19,900	
Legal Description Lot 12, Blk 28, Original Plat and Lots located at 138 West Ayer St: Lots 9 & 10, Blk 23, Original Plat				Electrical available		Special Terms? -----	
Parcel # 52-22-331-030 & 52-22-327-010				Water city		Sign yes	
Taxes \$252.28	Assessed Value \$3,530	Lot Size 40 x 140	Possession At close	Sewer city		MLS # 1038856 (3588)	
Taxable Value \$3,460		Directions US-2 to Business US-2/Douglas Boulevard south. Continue to Aurora Street. West on Aurora to building on north side of street.					
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YOUR INVESTMENT OPPORTUNITY.....

A solid brick building with 2 storefronts located on Ironwood's historic main street. This property has limitless potential with upstairs living, downstairs storefronts, and parking in the back and includes 2 vacant lots on Ayer Street. Newer roof and poured cement walls. 3 apartments equal 3,000 square feet of living space on the 2nd floor. Imagination plus elbow grease would make this an opportunity to combine a home and a nice income. Seller has installed a new Weil-Maclain EG95 gas boiler (with hydronic piping vent and wire, upgraded system safety control that meets state codes), new 200 Amp 3 phase service. The front bedroom is wired to code and upgraded water feed lines. Don't delay, call today for your appointment to see this property.



All information provided as a courtesy. Please verify information with an independent source. Thank You.