

# 2632, LIPPINCOTT, FLINT, MI, 48507

https://tuckerbenner.com



\$950,000



WE ARE PLEASED TO PRESENT THIS GEM LOCATED AT 2632 LIPPINCOTT WHICH INCLUDES (2 buildings AND a possible 3rd). LOCATED IN FLINTS OPPORTUNITY ZONE, WITH MANY GRANTS AVAILABLE TO ERECT A THRIVING BUSINESS. WITH ROOM TO EXPAND ONTO 4 ACRES OF UNUTILIZED LAND. THE 2 COMMERCIAL BUILDINGS ARE 19,000 sq ft and 14,000 sq ft. [...]

- 4 baths
- Business
- Commercial Sale
- Active



## Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 4.17 sq ft

**Bathrooms Full:** 4

**Business Type:** Professional Service, Restaurant, Distribution, Storage, Retail, Recreation, Manufacturing

**Type:** Business

**Bathrooms:** 4 baths

**Year built:** 1999

**Lot Size Acres:** 4.17 acres

**County:** Genesee



### Call us now

Phone: (231)730-8781  
 Email: tuckerbennerteam@gmail.com  
 Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



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## Building Details

**Building Area Total:** 34854 sq ft

**Sewer:** Septic System

**StoriesTotal:** 2

**Number Of Buildings:** 2

**Construction Materials:** Aluminum Siding

**Heating:** Forced Air

**Foundation Details:** Slab

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## Amenities & Features

**Inclusions:** 1

**Utilities:** Water Available, Sewer Available, Natural Gas Connected

**WaterSource:** Public **Fireplaces Total:** 2

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## Fees & Taxes

**Tax Assessed Value:** \$352,744

**Tax Year:** 23

**Tax Annual Amount:** \$25,407

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## School Information

**High School District:** Flint

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## Miscellaneous

**CrossStreet:** S Dort Hwy and Ronn DR

**Listing Terms:** Conventional, Cash



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