

14 GERDON Avenue, Pontiac 48342-1117

MLS#: **20221059511**
PropType: **Multifamily**
Status: **Active**

Area: **02142 - Pontiac**
DOM: **N/6/6**

Short Sale: **No**

LP: **\$300,000**
OLP: **\$300,000**



Location Information

County: **Oakland**
City: **Pontiac**
Mailing City: **Pontiac**
Side of Street:
School District: **Pontiac**
Location: **Woodward and Telegraph**
Directions: **Woodward to Gerdon**

Square Footage

Fin Abv SqFt: **1,248**
Finished Lower:
Total Lower: **832**
Est Tot Fin: **1,248**

Lot Information

Acreage: **0.11**
Lot Dim: **40x120**
Rd Frt Ft: **40**
Wtr Frt Ft:

General Information

Year Built: **1920**
Year Rmd:
Homestead: **No**

Parking Information

Type Parking:
Total Parking:
Road Frontage: **Paved**

Income and Expenses

Month Rnt Inc: **\$2,400**
Annl Net Inc:
Annl Gross Inc: **\$28,800**
Inc Projected? **Projected**

Property Information

Zoning: **Multi-Family**
Zone Conform:
Lgl Rnt Cert:
Arch Style: **Bungalow**
Arch Level: **2 Story**
Pool: **No**
Invtry List:

[Down Payment Resource](#)

Recent CH: **11/08/2022 : New : PS->ACTV**

Features

Pets Allowed: **Cats OK, Dogs OK**
Foundation: **Basement**
Foundation Feat:
Basement Info: **Unfinished**
Exterior: **Other**
Heating: **Natural Gas, Forced Air**
Water Source: **Public (Municipal)**
Found Materials: **Block**
Cooling:
Sewer: **Public Sewer (Sewer-Sanitary)**
Rent Includes:
Units Total: **2** # Units Leased: **0** # Loft Units: **0** # Effic/Studios:
Baths Total: **2** # Lavs Total: **0** # 1 Bed Unit: **2** # 2 Bed Unit:
3 Bed Unit: # 4 Bed Unit: **0**

Legal/Tax/Financial

Property ID: **1420305009**
Ownership: **Standard (Private)**
Tax Summer: **\$790** Tax Winter: **\$89**
SEV: **25,890.00** Taxable Value: **14,700.00**
Legal Desc: **T3N, R10E, SEC 20 MEADOW PARK SUB LOT 29**
Subdivision: **MEADOW PARK SUB**
Terms Offered: **Cash, Conventional, FHA, Owner May Carry(Purchase Money Mortgage)**
Encroachments:
Occupant: **Tenant**
Is % Hmstd: **No**
Existing Lease: **No**
Restrictions:
Oth/Sp Asmt: **63.00**
Possession: **At Close**

Office Information

Listing Office: **New Michigan Realty, LLC**

Remarks

Remarks: **Pontiac multi-family unit available for the right investor to get their tenants in. The current owner recently finished doing a few updates to the units, which is the only reason it is empty. Also perfect for a first time investor that wants to live in 1 unit, while collecting rent from the other to cover the bills!**