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PROPERTY INFORMATION PACKAGE



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**122 W. Grand River Avenue
Williamston, Michigan 48895**

List Price:

\$75,000.00

Preview:

By Appointment with John Bippus or the Buyer's Licensed Agent

www.JohnBippus.com

800-686-6416

Agency Disclosure: The John bippus Co. is an agent of the seller.

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Property Information Packet (PIP)

Regarding:

122 W. Grand River Avenue
Williamston, MI 48895

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❖ Property Information

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Exclusive Listing



John Bippus Co. DBA
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Preview:

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Agent of your choice,
call for showing instructions.

122 W. Grand River Avenue
Williamston, MI 48895

Property features:

1424+ sf Brick Commercial Building in Downtown Williamston, Zoned C -1 Central Business District, Formerly a Restaurant, Full basement, City sidewalk abuts property, Rear of building is paved to the alleyway, Wood deck off back entrance, Forced Air Heating, Built in 1920, remodeled in 1991.

Lot size: 19.5 x 132+ **Taxes:** \$4,313 (2011) **SEV:** \$61,700 (2011) **Public** Water & Sewer



Back



Interior View



Kitchen Area

Directions:

Located in Downtown Williamston on W. Grand River Avenue/M43, just east of N. Putnam Street. Watch for the sign.

Agency Disclosure: BippusUSA.com is acting as auctioneer/agent and is an agent for the seller only.

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Driving Map for:
122 W. Grand River Avenue
Williamston, MI 48895



Driving Directions:

Located in Downtown Williamston on West Grand River Avenue/M43, just east of Putnam Street, watch for the sign in the window.

Article 2 Zoning Districts and Permitted Uses
Chapter 3 Zoning District Summaries

Section 74-2.306 C-1 Central Business District

STATEMENT OF PURPOSE

The C-1 Central Business District is intended to permit a variety of commercial, administrative, financial, civic, cultural, residential, entertainment, and recreational activities in an effort to provide a harmonious mix of activities that serve to enhance the district as a commercial and service center. This district is characterized by multiple story buildings, the presence of intense pedestrian activity, and is so located that the provision of off-street parking facilities by individual landowners is not necessary. Many persons entering the district will come by automobile and typically will park once to carry out several errands.

PRINCIPAL PERMITTED USES		SPECIAL LAND USES
<ul style="list-style-type: none"> Mixed use dwelling unit Inn Hotel Bank or financial institution Health or exercise club or spa Office Personal service establishment Bakery or confectionary Bar, tavern, or alcohol service establishment Dry cleaning shop Funeral home or mortuary Gallery or studio Place of assembly (up to 50 persons at max. occupancy) Restaurant Restaurant with outdoor sidewalk or patio dining Retail sales (indoor) 	<ul style="list-style-type: none"> Retail sales (limited outdoor) Trades showroom Child care center or day care center Community service facility Cultural or municipal use Private club, fraternal organization, or lodge hall Public parking lot Religious Institution School (vocational) Public park or recreation facility Gardening and cultivating of plants Keeping of household animals or pets Accessory building or structure Home occupation Roadside stand or market Seasonal outdoor sales Temporary use or construction 	<ul style="list-style-type: none"> Adult entertainment Place of assembly (51 or more persons at max. occupancy) School (college or university) Private recreation (small indoor) Agriculture bulk collection, storage, distribution Veterinary hospital or clinic

The above list is a summary of uses permitted by right or by special land uses approval in the district. Refer to Section 74-2.202 for standards and requirements applicable to permitted and special land uses. In case of a conflict between the above list and the uses listed in Table 1, Table 1 shall prevail. Refer to Article 12, Chapter 1 for definitions of each of the above listed uses.

DIMENSION REGULATIONS

Lot Standards		Minimum Setbacks (ft.)	
Minimum Lot Width (ft.):	none	Minimum front yard (A):	0
Minimum Lot Area (sq. ft.):	none	Maximum front yard (A):	8
Maximum Lot Coverage:	none	Side Yard (one) (B):	0
Minimum Floor Area Per Unit (sq. ft.):	none	Side Yard (total of two):	0
Building Height (ft.):	45	Side Street:	0
		Rear Yard:	10

Footnotes: Refer to Section 74-3.103 wherever a footnote is referenced in parentheses after one of the above design regulations.

REFERENCES TO ADDITIONAL STANDARDS

Supplemental Dimension Standards. <i>Article 3, Chapter 2</i>	Planned Unit Development..... <i>Article 4, Chapter 7</i>	General Provisions..... <i>Article 5, Chapter 1</i>
Building Design Standards..... <i>Article 5, Chapter 2</i>	Accessory Structures..... <i>Article 5, Chapter 3</i>	Exterior Lighting..... <i>Article 5, Chapter 4</i>
Sustainable Energy Generation..... <i>Article 5, Chapter 5</i>	Performance Standards..... <i>Article 5, Chapter 6</i>	Parking..... <i>Article 6</i>
Landscaping..... <i>Article 7</i>	Signs..... <i>Article 8</i>	Nonconforming structures or uses..... <i>Article 11</i>

Coordinates: 42°41′28.05″N 84°17′5.62″W

Williamston, Michigan

From Wikipedia, the free encyclopedia

Williamston is a city in Ingham County in the U.S. state of Michigan. The city is at the southeast corner of Williamstown Township, but is politically independent. A portion of Williamston was annexed from adjacent Wheatfield Township. Downtown Williamston is located at the intersection of Grand River Avenue (M-43) and Putnam Street (Williamston Road). The population was 3,854 at the 2010 census. Williamston is most notable for its antiques markets, and it has been promoted as a quaint, small town just outside the larger city of Lansing. It recently renovated McCormick Park, which borders the Red Cedar River in downtown Williamston.

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History

The location that was later to become Williamston started as the cross-road of the Grand River and Saginaw Indian Trails. It was first occupied by a small band of the Saginaw tribe of the Chippewa People which by the mid-19th century used the area as a 'summer village' (it was not used by them year-round, but they 'wintered' in the area that is now Meridian Township). They used Williamston for planting crops, burying their dead, and holding an annual spring gathering, primarily using the land just north of the Red Cedar River.

The area was settled by Europeans in 1834 when Hiram and Joseph Putnam moved briefly to the area from Jackson. They spent less than one full year in the area, planting and then harvesting one crop of oats. Today, inside the city limits, Williamston Road becomes Putnam Street, having been named in their honor. (For many years, several street signs inside the city were misspelled as "Putman Street", leading to confusion about the correct spelling.)

In 1839, the Putnams sold their land to Oswald B., James M., and Horace B. Williams, three brothers from Batavia, New York. James M. "Miles" Williams, who built a dam, saw mill and later a grist mill in town, eventually platted the land in 1845 and named the town "Williamstown" after himself. It is unknown how it lost the "w" in its name.

The town was a popular stop on the Grand River trail (that later became a plank road) from Detroit to Lansing in the 19th century. That trail is now Grand River

Williamston, Michigan

City



Downtown Williamston, looking eastward on Grand River Avenue.



Seal

Motto: Discover the Charm



Location of Williamston in Michigan.

Coordinates: 42°41′28.05″N 84°17′5.62″W

Country	United States
State	Michigan
County	Ingham
Founded	1871 (as village), <div>-</div> 1945 (as city)
Area ^[1]	
 • Total	2.56 sq mi (6.63 km ²)
 • Land	2.44 sq mi (6.32 km ²)
 • Water	0.12 sq mi (0.31 km ²) <div>4.69%</div>
Elevation	860 ft (262 m)
Population (2010) ^[2]	
 • Total	3,854
 • Estimate (2014) ^[3]	3,853
 • Density	1,579.5/sq mi (609.8/km ²)
Time zone	EST (UTC-5)

together, 12.2% had a female householder with no husband present, 4.0% had a male householder with no wife present, and 37.6% were non-families. 31.9% of all households were made up of individuals and 11.2% had someone living alone who was 65 years of age or older. The average household size was 2.40 and the average family size was 3.05.

2010	3,854	12.0%
Est. 2015	3,883 ^[6]	0.8%

U.S. Decennial Census (https://www.michigan.gov/documents/MCD1960-1990C_33608_7.pdf)

The median age in the city was 35.9 years. 28% of residents were under the age of 18; 7.7% were between the ages of 18 and 24; 28.5% were from 25 to 44; 24% were from 45 to 64; and 11.7% were 65 years of age or older. The gender makeup of the city was 47.7% male and 52.3% female.

2000 census

As of the U.S. Census^[4] of 2000, there were 3,441 people, 1,470 households, and 905 families residing in the city. The population density was 1,351.2 per square mile (521.0/km²). There were 1,528 housing units at an average density of 600.0 per square mile (231.4/km²). The racial makeup of the city was 96.95% White, 0.17% African American, 0.32% Native American, 0.70% Asian, 0.70% from other races, and 1.16% from two or more races. Hispanic or Latino of any race were 2.94% of the population.

There were 1,470 households out of which 33.3% had children under the age of 18 living with them, 46.4% were married couples living together, 11.6% had a female householder with no husband present, and 38.4% were non-families. 31.9% of all households were made up of individuals and 9.8% had someone living alone who was 65 years of age or older. The average household size was 2.33 and the average family size was 2.99.

In the city the population was spread out with 27.0% under the age of 18, 8.9% from 18 to 24, 32.1% from 25 to 44, 19.6% from 45 to 64, and 12.4% who were 65 years of age or older. The median age was 34 years. For every 100 females there were 88.4 males. For every 100 females age 18 and over, there were 85.8 males.

The median income for a household in the city was \$39,727, and the median income for a family was \$51,014. Males had a median income of \$38,375 versus \$30,174 for females. The per capita income for the city was \$22,798. About 6.4% of families and 8.2% of the population were below the poverty line, including 9.2% of those under age 18 and 5.2% of those age 65 or over.

Economy



Grindstone from the Williams' Mill of the mid-1800s

The modern economy is primarily that of a bedroom community. Many residents commute to local, larger towns such as Okemos, East Lansing, or Lansing, where most of the employment is located. The Williamston community was once very reliant on farming as an occupation, however, its prominence in the community has since declined. Although there is no longer much farmland within the city limits, the surrounding area is still devoted to farming.

Today, Williamston is well known to the mid-Michigan area for its antiques stores and specialty shops in the downtown area. Williamston is home to two golf courses, The Brookshire Restaurant and Golf Course (<http://www.brookshiregolfclub.com>) and Wheatfield Valley Golf Course, as well as the Actors' Equity Association Professional live theatre, Williamston Theatre (<http://www.williamstontheatre.org>). It is also home to the Williamston Branch (http://www.cadl.org/hours_locations/WM.htm) of the Capital Area District Library, restaurants like Spag's

(<http://www.spagsinfo.com>), RiverHouse Inn (<http://www.riverhouseinn.org/>), Gracie's Place (<http://graciesplacewilliamston.com/>), Tavern 109 (<http://tavern109.com>) and Red Cedar Grill (<http://www.redcedargrill.com/>), D & W Fresh Market (<https://dwfm.spartanstores.com/content/williamston>) grocery store (which replaced the Felpausch (Spartan) grocery store), the Sun Theatre [3] (<http://www.suntheatrewilliamston.com>), and numerous smaller store-fronts with everything from 'staples' like hardware and clothing stores, as well as the 'signature' boutiques, special interest shops and antiques dealers. The Meridian Mall — and other stores in Okemos — are about eight miles from the downtown area. The largest employer in the City is the Williamston Community Schools with 170 employees.

Some of the specialty stores and boutiques in downtown Williamston include; Carquest-The Parts Place Williamston, Bungalow 47 (<http://bungalow47.com/>), Vivee's Floral Garden & Cafe (<http://www.facebook.com/pages/Vivees-Floral-Garden-and-Cafe/157637330955414>), Plush Consignments (<http://www.facebook.com/plushconsignments>), Uncommon Goodies (<https://www.facebook.com/uncommongoodies>), True Value Hardware, Nu Concept Salon (<https://www.facebook.com/nuconceptsalon>), Fireworks Glass Studio, and many more.

Other notable businesses in the Williamston area include Habitat for Humanity of Greater Ingham County

teams are quite successful, especially in recent years. Coached by 2005 *Greater Lansing Sports Hall of Fame* inductee Paul "Coach" Nilsson, the boys track team won the state championship in 2001, 2003, and 2006. Nilsson led the boys cross country team to state championships in 2000, 2005, and 2007, while finishing runner-up in 2002, 2003, and 2006, and winning 7 consecutive regional titles between 1999-2005.[6] (<http://www.mhsaa.com/sports/bxc/yearly.htm>) Additionally, the boys team currently carries the distinction of *MichTrack.org*'s "Best Division 3 Cross Country Team of the Decade" [7] (<http://www.michtrack.org/Top%20Teams%20of%20The%202000s.pdf>).

The high school's quizbowl team won the Class B State Championship in 2006. The high school equestrian team was MIHA State Champions in 2010, and runner-up in 2013 and 2011.^[7] The 2010 boys football team finished state runner-up. The 2008 girls soccer team finished state runner-up.

Climate

This climatic region is typified by large seasonal temperature differences, with warm to hot (and often humid) summers and cold (sometimes severely cold) winters. According to the Köppen Climate Classification system, Williamston has a humid continental climate, abbreviated "Dfb" on climate maps.^[8]

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- http://www.miha.org/state_past.php. Missing or empty |title= (help)
- Climate Summary for Williamston, Michigan (<http://www.weatherbase.com/weather/weather-summary.php3?s=600902&cityname=Williamston%2C+Michigan%2C+United+States+of+America&units=>)

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- Merrifield, Blanche Matthews; Lula Granger Howarth (1963). *History of Williamston, 1838-1963*.

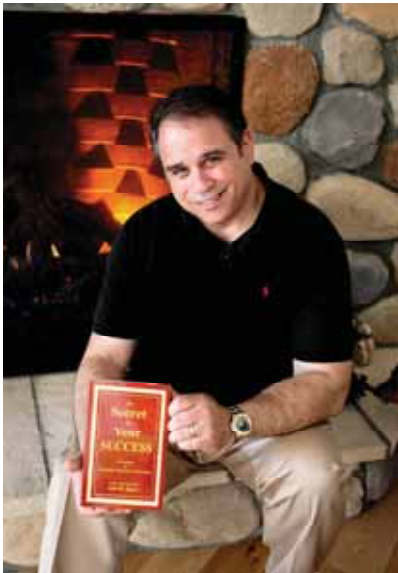
External links

- City of Williamston (<http://williamston-mi.us>)
- My Williamston magazine (<http://mywilliamston.com>)
- Williamston Community Schools (<http://www.wmston.k12.mi.us>)
- Chamber of Commerce (<http://www.williamston.org>)
- Williamston Depot Museum (<http://williamstonmuseum.com>)
- Williamston Theatre (<http://www.williamstontheatre.org>)
- Williamston Boy Scout Troop 63 (<http://www.troop63mi.com>)
- Public domain text of Williamstown History (<http://www.rootsweb.com/~miingham/Williamstown.html>)

Retrieved from "https://en.wikipedia.org/w/index.php?title=Williamston,_Michigan&oldid=751929936"

Categories: Cities in Michigan | Cities in Ingham County, Michigan | Lansing – East Lansing metropolitan area | Populated places established in 1834

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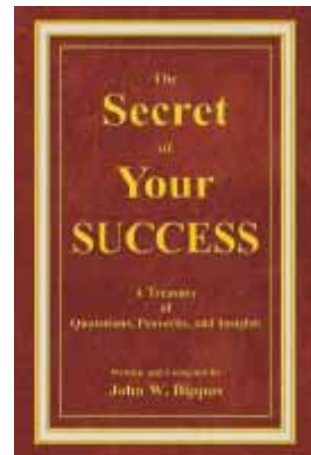
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