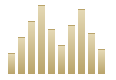


825 W US Highway 10 & 31

Scottville, Michigan · Mason County

**BRIDGE**

COMMERCIAL REALTY



OFFERED AT

\$525,000**4,584 SF** Total Building**10.7 Acres** Total Land Included**Built 2002** Class B Construction

Turnkey Highway-Front Professional Building on 10.7 Acres

Position your business or investment in one of Mason County's most visible commercial corridors. Located at the intersection of US-10 and US-31 in Scottville, this property offers outstanding exposure, easy accessibility, and a strategic location just minutes from both Ludington and Manistee.

The offering includes the 4,584 SF professional building together with the full 10.7 acre parcel — the 1.56-acre building site plus the adjoining ~8.5 acres, with roughly 200 ft of commercial frontage. The building's flexible layout suits a wide range of commercial uses; previously configured as separate dental and medical office suites, it works equally well for an owner-occupant, a healthcare group, or an investor pursuing multi-tenant income — with generous parking, barrier-free access, and 10+ acres to grow into.

BUILDING HIGHLIGHTS

- **Prime highway intersection location** — sits right at the junction of US-10 & US-31, the main corridor between Manistee and Ludington, with excellent visibility and traffic exposure
- **4,584 SF of flexible, move-in-ready space** — previously built out as two separate professional suites (upper-level dental office, lower-level medical office), so it works as single-tenant or split for two
- **4 full bathrooms and barrier-free access at both entrances** — a rare, ADA-friendly setup for a building this size
- **Ample parking front and back** — easy access for patients, clients, or customers
- **10.7 acres included** — the 1.56-acre building site plus an adjoining ~8.5 acres, with 200 ft of commercial frontage and preliminary split approval already in place
- **All utilities in place** — natural gas, electricity, sewer, and cable all available/connected
- **Minutes from downtown Ludington, Scottville, and Lake Michigan** — a strong draw for staff and customers alike



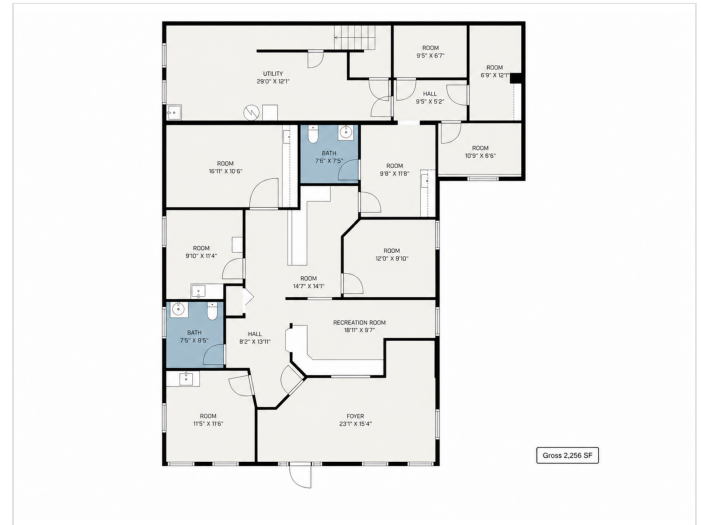
FLOOR PLANS

A Flexible Two-Suite Layout

Originally finished as independent dental and medical suites, the building splits cleanly into an upper and lower level — each with its own entrance, restrooms, and reception area — or combines into one large single-tenant space.



Upper Level — 2,328 SF



Lower Level — 2,256 SF

TOTAL BUILDING

4,584 SF

Two-level structure

ZONING

C-3 Mixed Use

Commercial - Retail

YEAR BUILT

2002

Class B construction

INCLUDED LAND

This offering includes the full 10.7-acre parcel — the 1.56-acre building site plus the adjoining ~8.5 acres, with roughly 200 ft of commercial highway frontage. Preliminary split approval is already in place, giving the new owner immediate room for a second building, storage, or retail expansion.

10.7 AC

included in sale

Whether you're establishing a new headquarters, expanding an existing operation, or adding a well-positioned commercial asset to your portfolio, 825 W US Highway 10 & 31 offers exceptional flexibility, strong visibility, and long-term upside in one of West Michigan's busiest commercial corridors. **Schedule your private tour today.**

Information from sources deemed reliable; no representation or warranty made. Buyer to verify all details. Listed by Bridge Commercial Realty, LLC.

EXTERIOR & INTERIOR VIEWS

See the Property



Exterior — Front View



Upper Level — Waiting Room



Lower Level — Reception Area



Lower Level — Waiting Room

Previously operated as separate dental and medical suites, the interior offers finished reception areas, private treatment/exam rooms, and support space throughout both levels — ready for a new owner to move in or reconfigure to suit.

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