



List Number: 25046291
Municipality: Torch Lake
Twp
County: Antrim

Property Sub-Type: Business Opportunity
Total # Bldgs: 8
Total # Units: 15
Fin Bldg Lvlis: 5,654
Lot Acres: 2.7552
Lot Dimensions: Irregular
Lot Measurement: Acres
Lot Square Footage: 120,017

New Construction: No
Tax ID #: 05-14-312-017-11
Road Frontage: 500
Total SqFt: 5,654
Year Built: 1952
Year Remodeled: 2016

Status: Active
List Price: 1,850,000
Original List Price: \$1,650,000
List Price/SqFt: \$327.2
Days On Market: 95
Cumulative DOM: 95
Expiration Date: 09/30/2026
Waterfront: No

Directions: North of Elk Rapids or South of Charlevoix US-31

Legal: COM AT THE NE 1/4 OF SEC 12; TH S 88 DEG W 1057.89 FT ALG N SEC LINE TO A PT IN THE C/L OF BARNES RD FOR POB; TH S 01 D
Taxable Value: 290,449
Seller's Annual Property Tax: 9,000
School District: Central Lake

SEV: 405,800
Tax Year: 2024
Zoning:

For Tax Year: 2024
Homestead %: 50
Special Assmt/Type: None
Known

Additional Details:	Total Parking Spaces: 50	Docs Req Conf Agrmnt:		Sewer:	Private Sewer
Additional Features:		Driveway:	Aggregate	Foundation:	Slab
Air Conditioning:	Central Air; Wall Unit(s)	Exterior Material:		SqFt	
Below Grade:		Heat Source:	Electric; Natural Gas	Information:	
Business Includes:	Furniture; Inventory; Real Estate	Heat Type:	Forced Air; Mini-Split	Street Type:	Paved
Business Opportunity:	Business Name: Torch Bay Inn	Income and Expenses:		Tenant Pays All:	
Construction Type:	Frame/Wood	Ownership:	Proprietorship	Uses:	Other
Docs at List Office:		Purchase Terms Avail:	Cash; Conventional	Util Avail at St:	Electricity Available; High Speed Internet;
		Roofing:	Composition		Natural Gas Available
		Sale Conditions:	None	Utilities	Cable Connected; Electricity Connected;
				Attached:	Natural Gas Connected; Phone Connected
				Water:	Private Water
				Water Fea.	
				Amenities:	
				Water Type:	

Public Remarks: Income-earning and living opportunities like this only come along once in a lifetime. Located in one of the most picturesque locations in Michigan, minutes to Torch Lake & Lake Michigan, and a short drive to Elk Rapids or Charlevoix. Situated very close to a beautiful State Park (Barnes) along the shores of Lake Michigan & in proximity to an abundance of restaurants, wineries, vineyards, and orchards. Updated in 2016 with the addition of 6 new standalone cottages and a complete update of the 8 other motel rooms. The highly sought-after and highly reviewed Torch Bay Inn not only features updated and very welcoming rooms, but is also maintained and operated by its owners to make every guest feel like family and provide a relaxing and enjoyable stay. The pride of ownership is abundant from the time you walk in to the time you spend enjoying the patio, gardens, and the gas fire pit seating area. The property features a large 2-bedroom living area that could accommodate a full-time live-in

Agent Only Remarks:

Seller: Hoisington Kirk A		Listing Agreement: Exclusive Right To Sell		RP: No
List Off:	Name	Primary Phone	Email	Other
List Agt:	EXP Realty LLC(g170600)	269-600-4397		Fax:
List Association:	Thomas A Rumble (grumb4085)	616-250-6751	rprg.corp@gmail.com	Mobile:616-250-6751
	Greater Regional Alliance of REALTORS			

Showing Instructions: Call Tom @ 616-250-6751

Listing Date: 09/05/2025 Status Change Date: 09/10/2025

All information deemed materially reliable but not guaranteed. Interested parties are encouraged to verify all information. Copyright 2025 MichRIC®, LLC All rights reserved. [DMCA Notice](#) The property on this sheet has been made available on 12/09/2025 10:32 AM and may not be listed by the office/agent presenting this information.