

# REALTOR Professional Report



Select



**Commercial For Sale**  
**Waterfront:** No  
**Current Zoning:**  
**Dimensions:** 35x137x35x137  
**Business Name:** Century 21 Northland  
**County:** Benzie  
**Township:** Frankfort  
 Unbranded Virtual Tour  
 Branded Virtual Tour  
 Unit #:

**MLS #** 1941124  
 Office  
**Sec #** 27  
**Frankfort**  
**TAX ID #:** 51-010-027-00

**List Price:** \$550,000  
**Lease Price/SQFT:**  
**Lease Price/Month:**  
**Apx Total Fin SQFT** 1504  
**Sub:**  
**Lot#:**  
**Apx Yr Blt:** 1910  
**Remodeled:**  
**Apx # Acres:** 0.09  
**Owner:** J3B LLC  
**Vacant:**  
**49635**

**New** 408 Main Street

**BUSINESS TYPE:** Office Building

**LOCATION:** Freestanding, Other

**CONSTRUCTION:** Frame

**BASEMENT:** Block

**ROOF:** Asphalt

**FLOORING:**

**LICENSES:** None

**EXTRAS:** Other

**HEAT/COOLING:** Natural Gas  
Forced Air, Central Air

**WATER:** Municipal Water

**WASTE:** Municipal

**ZONING:** Industrial, Office, Commercial

**ROAD:** Public Maintained, Shared

**FINANCING:** Commercial Loan, Cash

**POSSESSION:** Negotiable

**INCL IN RENT:** None

Fixtrs/Equip Value  
 Assn Dues  
 Rental Exp  
 Rental Inc

Gross Sales  
 Ins Exp (Annual)  
 Heat Exp (Annual)  
 Electric Exp (Annual)

# Restrooms **1**  
 Renewable **No**  
 Inv Value

Parking Spaces **5**  
 Full Time Employees  
 Business Incl **No**  
 Inventory Incl **No**  
 Real Estate Incl **Yes**

## Agent Only Remarks

Legal description and SEV information is from the county tax records, and square footage, additional information and features are accurate but should be verified by the buyer or buyer's agent.

## Public Remarks

Located in the heart of Downtown Frankfort just blocks from Lake Michigan and Betsie Bay, this freestanding commercial building offers exceptional visibility and Main Street frontage in the area's most desirable business districts. Currently used as professional office space, the property provides a functional layout with multiple work areas, private offices, and an inviting reception ideal for a wide range of commercial uses. Enjoy the convenience of 5 dedicated parking spaces behind the building, accessed from Waterfront Drive an invaluable feature in this high-visibility downtown location. Large windows throughout bring in natural light and offer scenic views of Betsie Bay, creating a welcoming atmosphere for both clients and employees. With its versatile layout, walkable location, and charming small-town surroundings, this property presents endless possibilities—whether you're expanding your

## Directions

South side of the 400 block of Main St. Parking behind the building on Waterfront Dr.

List Office - Ofc Nm Ph **Century 21 Northland-Frankfort - 231-352-7123**  
 List Agent - Agt Nm Ph **Kari King - Cell: 231-651-0923**  
 List Agent - E-mail **kariking@c21northland.com**  
 ListTeam - TeamNmPh

**Exclusive Right to Sell**  
 Dual MLS #  
 Sign **Yes**

List Ofc 2 - Ofc Nm Ph  
 List Agt 2 - Agt Nm Ph  
 List Agt 2 - E-mail

Sold Price  
 Terms  
 Concession  
 Amount  
 Closed  
 List Date **12/12/2025**  
 DOM **0**

Sell Ofc 1 - Ofc Nm Ph  
 Sell Agt 1 - Agt Nm Ph  
 Sell Agt 1 - E-mail