

**Address:** 11450 M-33 , Atlanta , MI ; 49709



**MLS#:** 201839038    **List Price:** \$ 210,000  
**Type:** Business Op    **Bus/Inv Descrip:** This space is currently a thriving Deli. Functional space with a multiple seating as well as a few table and chairs

**Prop Type:** Commercial    **Township/City/Village:** Montmorency  
**County:** Montmorency    **Lot Size:** 0.37  
**Current Zoning:** Commerical-Impr

**Lake/River Other:** Haymeadow Creek

<b>Lot Dim:</b> 0.37	<b>Lot Size:</b> 16,117.00	<b>SqFt Total:</b> 832
<b>SqFt Source:</b> County Records	<b>Levels:</b> 1	<b>Tax ID:</b> 003-420-000-025-00
<b>Ownership Status:</b> Owner	<b>Approved by MLS:</b> Yes	<b>Subdivision or T/R:</b> T30N, R2E
<b>School District:</b> Atlanta	<b>Internet Access:</b> Fiber Optic	

**Public Remarks:** Here is the perfect chance to own something you can truly make your own in the Elk Capital of Michigan. This wonderful space is currently a successful, thriving Deli in the heart of Atlanta, MI. The space offers kitchen area, kitchen prep area, small dining area. Long countertop with seating for guests to come in and grab a bite to eat. The front space offers a few dining tables and chairs for a nice enjoyable experience. This space is clean, very cared for and ready to make it yours!

**Directions:** From M 32 turn onto M 33 N go two blocks and Thunderbay Deli is on your left.

**Legal:** T30N R2E SEC 12 COM AT NW COR OF LOT 25 TH N TO HAYMEADOW CRK TH E TO M-33 TH SLY ALG M-33 TO LOT 25 TH W ALG N SIDE OF LOT 25 TO POB ALSO LOT 25 ASSESSORS ADDITION TO VILLAGE OF ATLANTA

**Showing Instructions:** Appointment Only Call Listing Agent Showingtime

<b>Electric:</b> On Site	<b>Business Information:</b> Business Only; Business Opportunity
<b>Gas:</b> On Site	<b>Construction:</b> Block; Other
<b>Water:</b> Municipal	<b>Occupant:</b> Owner
<b>Sewer:</b> Septic	<b>Util Pd by Owner:</b> Cable; Electric; Fuel; Maintenance; Water; Other
<b>Heat/Air:</b> Central Air; Forced Air; Natural Gas	<b>Taxes and Possession:</b> Association Dues: No; Possession: Closing
<b>Basement:</b> Slab	<b>Documents/Disclosure:</b> Business License; Easements;
<b>Extras:</b> Furnished; Highway Access; Kitchen Area; Refrigerated Storage; Restroom (s); Smoke Detectors; Storage	
<b>Road:</b> Blacktop; Public; Paved	

<b>Present/Ptntl</b> Other	
<b>Use:</b>	
<b>Terms:</b>	Furn/Fixt/Equip List; Inventory
<b>Drive:</b>	Cash; Conventional Mort
<b>Parking:</b>	Blacktop
<b>Sign:</b>	Parking Lot Sign: Yes

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