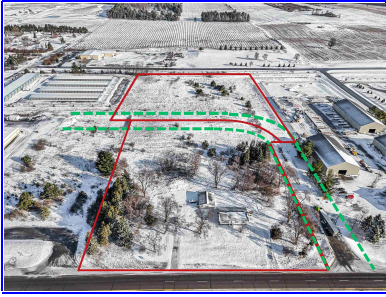


REALTOR Professional Report



Select



Commercial For Sale
Waterfront: No
Current Zoning:
Dimensions: Irregular - See docs
Business Name: N/A
County: Grand Traverse
Township: Acme

MLS # 1943161
Income
Sec # 32

List Price: \$999,800
Lease Price/SQFT:
Lease Price/Month: \$3,775.00
Apx Total Fin SQFT 2676
Sub:
Lot#:
Apx Yr Blt: 1960
Remodeled:
Apx # Acres: 9.35
Owner: J FRANCIS PROPERTIES LLC
Vacant:

Active 7075(2 parcels) E M 72 Unit #:

Williamsburg 49690-9333

BUSINESS TYPE: Other

TAX ID #: 01-015-005-03 and 06

LOCATION: Freestanding

HEAT/COOLING: Propane Gas
Forced Air

CONSTRUCTION: Frame

WATER: Private Well

BASEMENT: Walkout, Full Finished

WASTE: Private Septic

ROOF: Asphalt

ZONING: Industrial, Non-Conforming Use, Commercial,

FLOORING:

ROAD: Public Maintained, Blacktop

LICENSES: None

FINANCING: Conventional Mortgage, Commercial Loan, Cash

EXTRAS: None

POSSESSION: At Closing, Long-Term Tenant

INCL IN RENT: Grounds Maintenance, Heating/Cooling, Electric

Fixtrs/Equip Value
 Assn Dues
 Rental Exp
 Rental Inc **\$45,300.00**

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

Restrooms **2**
 Renewable **Yes**
 Inv Value

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

Agent Only Remarks

The current leases and developed plans for a Live/Work complex are available upon request. Natural gas and municipal water available at the road. Information is deemed reliable but cannot be guaranteed for its accuracy. Independent verification should be made by the purchaser prior to closing.

Public Remarks

Exceptional Investment & Development Opportunity. This highly versatile property offers immediate income with outstanding future potential. Currently operating as a grandfathered residential duplex, the property features reliable long-term tenants and strong rental income, making it an ideal holding investment. Both units have their own washer and dryer. The main floor unit is a 3 bedroom, 1 bath bringing in \$2,225/month and the lower unit is a 2 bedroom, 1 bath bringing in \$1,550/month. Zoned Light Industrial/Warehouse, the property boasts excellent visibility and expansive frontage on M-72, opening the door to a wide variety of commercial uses. Permitted uses include, but are not limited to: Live/Work Units, Computing & Data Processing Centers, Dealerships, Suppliers, Veterinary Clinics, Greenhouses or Nurseries, Food Production Facilities, Warehousing & Wholesale Operations,

Directions

North Side of M-72, East of Tractor Supply.

List Offic - Ofc Nm Ph **Century 21 Northland - 231-929-7900**
 List Agent - Agt Nm Ph **Carly Tunison - Cell: 231-409-3601**
 List Agent - E-mail **carly.tunison@gmail.com**
 ListTeam - TeamNmPh

Exclusive Right to Sell
 Dual MLS # **1943164**
 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 **3/24/2026**
 DOM **48**

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