

OFFERING MEMORANDUM

11265 US Highway 131
Mancelona, Michigan 49659
Commercial Automotive & Industrial Property

Executive Summary

Rare opportunity to acquire a turnkey commercial property currently operating as a successful auto body and paint shop. The property consists of a 6,256-square-foot main building situated on approximately 8 acres across four parcels, plus a detached 40 x 60 steel storage building. The site offers excellent US-131 visibility, railroad access, secure outdoor storage, and expansion potential.

Investment Highlights

- 6,256 SF commercial building
- 8-acre site across four parcels
- Established auto body & paint business
- 24 x 48 detached steel building with concrete floor
- Concrete and metal construction
- Concrete floors
- Asphalt driveway and parking
- Heated workspace
- Professional paint booth
- Vehicle lift
- 3-phase 480
- Secure fenced yard
- Intrusion detection system
- Video surveillance system
- Extensive parking
- Railroad access
- Expansion potential
- Near Traverse City and Bellaire

Property Description

Designed for long-term commercial use, the main building features a heated production area, professional office/reception space, paint booth, vehicle lift, concrete floors, and multiple work areas. The detached storage building provides additional secure storage for

vehicles, equipment, inventory, or contractor materials. The expansive site accommodates fleet parking, outdoor storage, and future development.

Construction

Main Building: Concrete and metal construction with concrete floors, asphalt approach and parking, heated shop, commercial-grade workspace.

Security & Technology

Commercial intrusion detection system, video surveillance system, secure fenced yard, extensive exterior lighting potential, and ideal layout for protecting vehicles, inventory, and equipment.

Location Advantages

Located on US Highway 131 with excellent visibility and access. Convenient to Traverse City, Bellaire, Gaylord, Kalkaska and surrounding Northern Michigan markets.

Ideal Uses

- Auto Body & Collision
- Automotive Repair
- Fleet Maintenance
- Manufacturing
- Fabrication
- Warehouse
- Distribution
- Contractor Headquarters
- Equipment Storage
- Light Industrial

Property Specifications

Item	Details
Address	11265 US Highway 131, Mancelona, MI
Building Size	6,256 SF
Land	8 Acres (4 Parcels)
Detached Building	24 x 48 Steel Building
Construction	Concrete & Metal
Floors	Concrete

Driveway	Asphalt
Heating	Heated Workspace
Security	Intrusion Detection & Video Surveillance
Access	US-131 Frontage & Railroad Access

Contact

Cheyne Commercial Properties

Contact for pricing, zoning verification, and private tours.

Eric Cheyne- ericjcheyne@gmail.com

Professional Property Photography

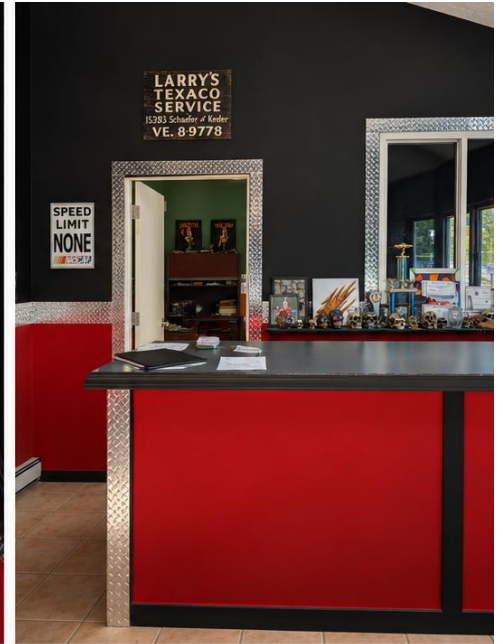
Main Building & Highway Frontage



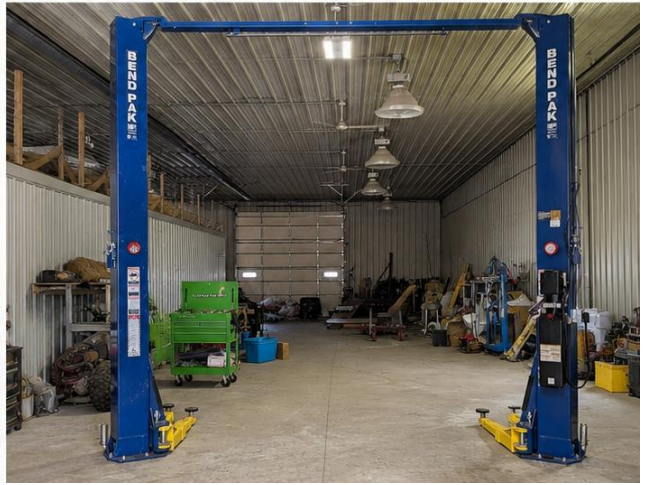
Additional Exterior Perspectives



Reception & Administrative Offices



Production Shop & Vehicle Service Area



Additional Shop & Paint Booth



Detached Storage Building



Land, Fenced Yard & Expansion Area

