

AUTO AND SELF-STORAGE PROPERTY FOR SALE



SELF STORAGE | AUTOSHOP AND DEALER | LAND 205 NORTH RIDGE STREET, PORT SANILAC, MI 48469

- Multi-Business Complex on 12.4 Acres
- Fully Built-out Apartment On-Site
- High-Bay Drive Thru Warehouse with 3-Ton Crane
- Equipment Inventory Included In Sale
- Fully Operational Mechanic Shop
- Towing License Included and Police Contract Available
- Self Storage (91 Units) with Room for Expansion
- Dealership License On Site



Founding Director

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STONEPOINT
COMMERCIAL REAL ESTATE



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PROPERTY DESCRIPTION

This exceptional automotive industrial and self-storage complex at 205 North Ridge Street presents a rare opportunity to acquire an operating business with room for growth in a lovely Lake Huron based vacation town. The property showcases a functional layout with substantial interior space for each operation, ensuring flexibility for heavy equipment, auto lifts, dealership, U-haul, and storage. Multiple grade door loading points facilitate efficient usability, while limited office support areas provide comfortable administrative and operational oversight. There is also a full sized apartment on site. Whether seeking a value-add repositioning project or a stable long-term investment, this property delivers enduring appeal.

PROPERTY HIGHLIGHTS

- Multi-Business Complex on 12.4 Acres
- High-Bay Drive Thru Warehouse with 3-Ton Crane
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- Self Storage (91 Units) with Room for Expansion
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OFFERING SUMMARY

Sale Price:	\$1,850,000
Lot Size:	12.4 Acres
Building Size:	42,760 SF
Land"	12.4 AC

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LOCATION DESCRIPTION

Located in Port Sanilac, a charming lakeside community in Michigan's Thumb region. Nestled along the picturesque shores of Lake Huron, this area offers a peaceful setting for individuals seeking auto, industrial, and self-storage with additional land and existing income. With its proximity to major transportation routes and access to skilled workforce, the area provides ample opportunities for business growth as well as a growing development of the downtown and the recent downtown marina ownership transition. Explore the local marina and nearby attractions like the historic Port Sanilac Lighthouse, offering a glimpse into the area's rich maritime history. From scenic waterfront views to a welcoming community, the location offers an ideal mix of work and leisure.

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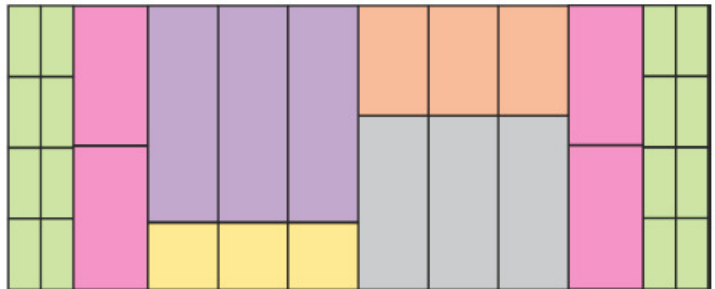


SELF STORAGE UNIT MIX

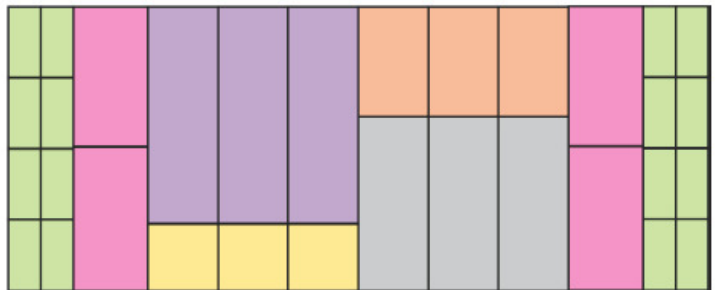
BUILDING MIX	DIMENSIONS	SQ FT
Building A	21' x 100'	2,100
Building B	40' x 101'	4,040
Building C	40' x 101'	4,040
TOTAL SIZE		10,180 SF

UNIT MIX	UNITS
5 x 10	32
7 x 10	24
8 x 10	4
10 x 10	6
10 x 15	6
10 x 20	7
10 x 25	6
10 x 30	6
TOTAL UNITS	91

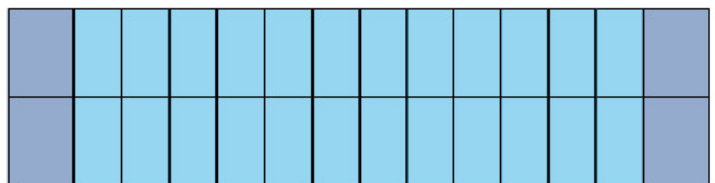
BUILDING C



BUILDING B



BUILDING A



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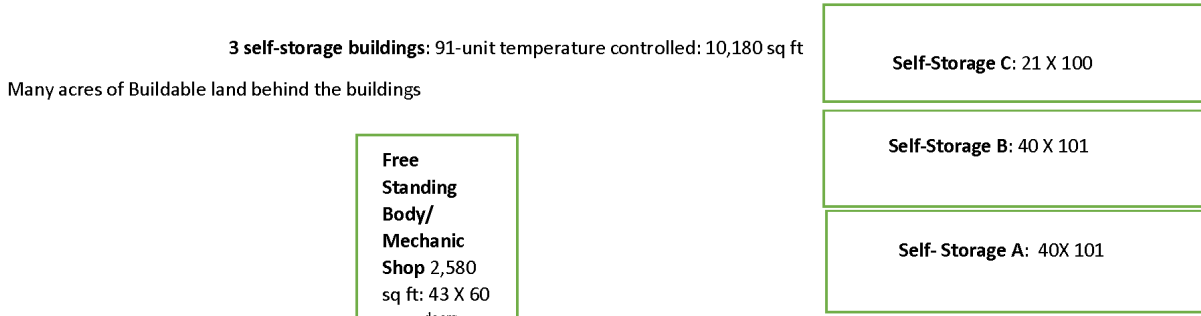
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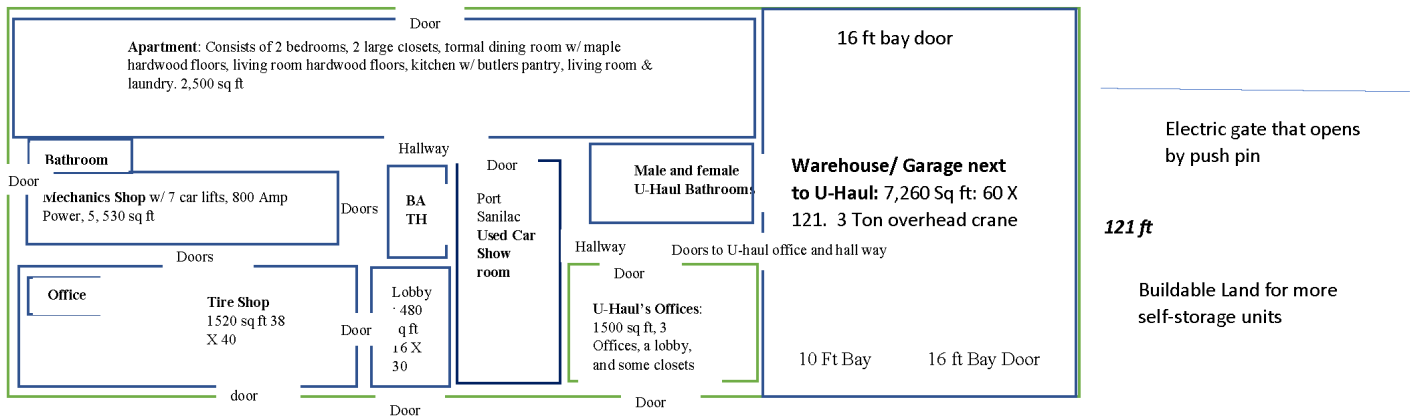
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MAP OF 205 N Ridge, Sanilac Twp, Michigan 48469. Over 40,000 sq ft, 5 buildings, Approx. 12.53 acres. Not to Scale But Best Efforts are Made to Represent the Layout.



Main Building is 30,000 sq ft which contains Port Sanilac Auto Care, Tire Shop, Mechanics Shop, a garage, two bd apartment, a U-Haul Office, a U-Haul Warehouse/ Garage, five offices, four bathrooms. Measures 249 X 121 ft.



Whole Length of the main building 249 Ft

Lots of front parking and cars out front for sale.



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INVENTORY & EQUIPMENT INCLUDED IN SALE

1. Sellers Class B Used Car Dealers License - Buyer will have to apply with the state but it can be re-assigned
2. Motor Vehicle Repair Facility Registration F166279
3. 7 Industrial Strength Car lifts
4. At least ten dozen tires from the tire shop
5. At least 4 Commercial Grade Compressors
6. One Giant 3-Ton Ceiling Crane in the Warehouse/ Garage which runs thru the entire portion of the warehouse
7. A plow truck
8. An 18 ft Box Truck, 1998 with approx. 135,000 miles on it.
9. Alignment machine for vehicles (but needs batteries)
10. A 3/4 Ton Chevy GMC 2500 Year 2000 w 203,000 miles but new engine and transmission.
11. 6Ft lay that bends metal up to 6 ft
12. 2 Wheel balancing machines
13. 2 Tire Changing Machines
14. At least 1 engine crane
15. At least one standard lawnmower tractor
16. At least one zero turn tractor
17. 2 MIG welders, one is a heavy duty Lincoln welder
18. 1 newer Break Lay
19. 5 Oxygen Welder
20. Half a Dozen Oxygen Tanks
21. Half a Dozen Argon Tanks
22. Commercial metal and wood cutting saws
23. Dozens of small, miscellaneous Autos and Air-conditioning hand tools located in the machine shop
24. The appliances of a freezer, refrigerator, dishwasher, stove, wash machine and dryer
25. Desks at the property
26. Miscellaneous Desktop Computers and furniture located in the Auto Sales Store/ Tire Shop and
27. U-Haul
28. All the inventory and merchandise racks and shelving
29. Seller's Custodian License, which a buyer could apply for, which allows the ability to tow abandoned vehicles and conduct car auctions at premises.
30. All Terrain HILO Forklift
31. 1 Indoor Forklift
32. Massy Ferguson Farm Tractor
33. Approx. 28 Ft Regal Boat Twin Screw (runs)
34. 1000 Gallon used oil tank
35. Lawn Roller
36. New 80 gallon compressor
37. Horse Compressor
38. Newer Bushog

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FREE STANDING SHOP

SELF-STORAGE BUILDINGS

7,260 SF WAREHOUSE W CRANE

2,500 SF APARTMENT

1,500 SF U-HAUL OFFICES

5,530 SF MECHANIC SHOP

1,520 SF TIRE SHOP & OFFICE

USED CAR SHOWROOM

Equal Housing Opportunity
Equal Opportunity
Equal Access to Housing



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