

**65,832 Sq. Ft.
Warehouse
just minutes
north of
Petoskey!**



Offered by: Jack VanTreese & Associates (231) 347-3943

| | | | | |
|------------------------|---|---|----------|-------------------------|
| Address: | 1950 Fochtman Industrial Dr. | MLS # | 429917 | Price: \$495,000 |
| Owner: | Claffy | CPIX # | 10973222 | |
| Legal: | COM 575.56 FT S OF E 1/4 COR, TH W 531.02 FT TO POB, TH N-20-43-40-W 531 FT, N-63-51-5-E 400 FT, S-30-37-9-E 491 FT, TH S-59-15-20-W 490 FT TO POB, INC EASEMENT OF RECORD. 5 AC+- . SECTION 26, T35N, R5W. | | | |
| Directions | North of Petoskey - US 31 North to Fochtman Industrial Drive | | | |
| Square Feet | wh. 65,832 / off. 6,781 | REMARKS: EXCELLENT 65,832 sq. ft. warehouse / with 5.22 acres & 6,781 sq. ft. of office space with fully sprinklered interior. | | |
| Acres | 5.22 | | | |
| Type | Industrial Business Park / Warehouse / Distribution | | | |
| Terms | Cash to Seller | | | |
| Approx. Lot Dimensions | 531 x 445 | | | |
| Year Built | 1983 | | | |
| Zoning | I - 1 | | | |
| S.E.V. | \$478,300 / 2011 | | | |
| Parking | Ample, easy access parking | | | |
| Ceiling Height | 24' | | | |
| Lighting | Fluorescent / High pressure Sodium | | | |
| Heat Type | Heaters; Gas | | | |
| Tax ID | 01-16-26-200-046 | | | |
| County | Emmet | | | |
| Township | Bear Creek | | | |
| Terrain | Level | | | |
| Section | 26, T35N, R5W | | | |
| Survey / Appraisal | Yes | | | |

Information is believed to be accurate but is not warranted

Agent : Jack VanTreese (231) 347-3943

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SECTION 24, TOWN 25 NORTH, RANGE 3 WEST,
RURAL FIFTY THOUSAND, CLAY COUNTY, MISSOURI

PROPERTY OWNERS: [Illegible]
[Illegible]

