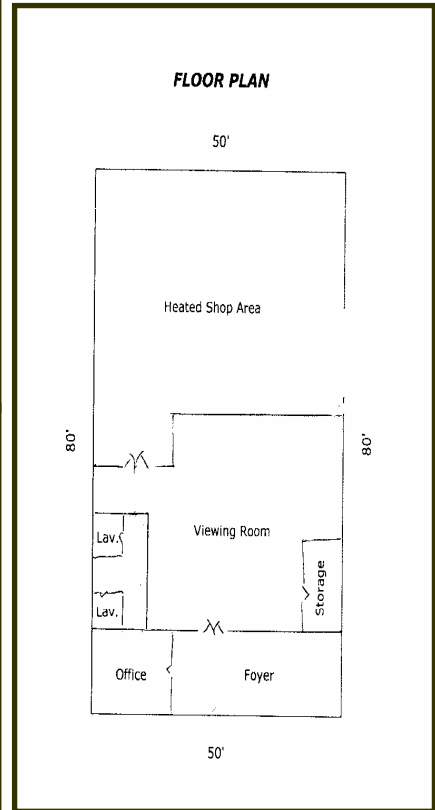


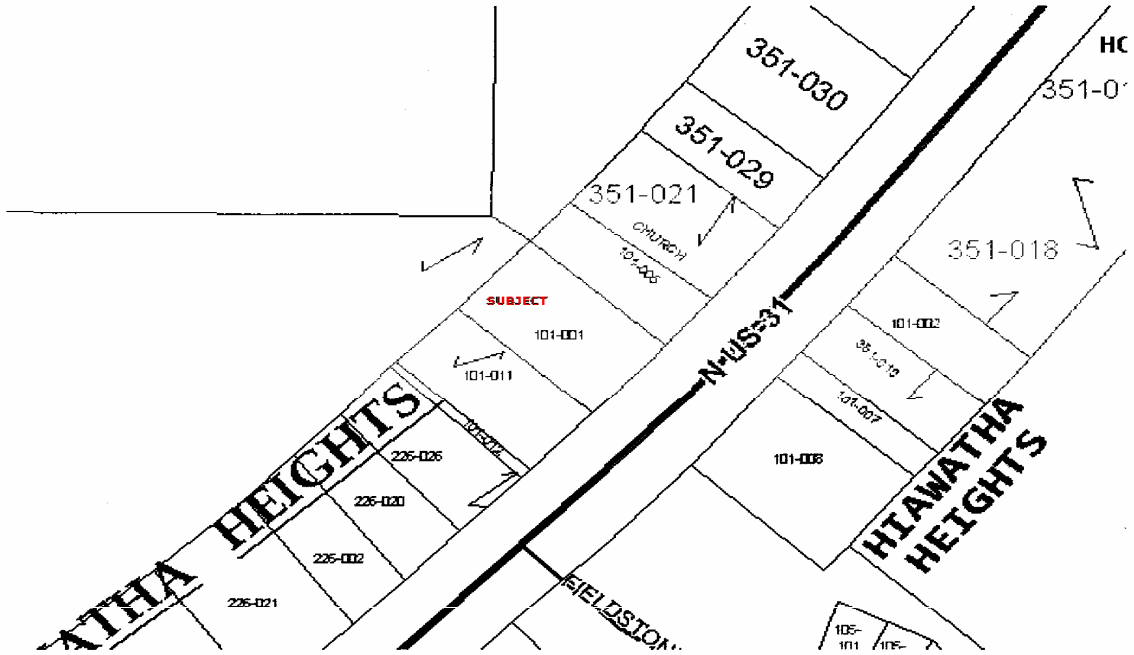
Ideal Commercial Office Building Just North of Petoskey!



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

MLS# 427546	Address: 2469 N US 31	City: Petoskey	Price \$129,000.
Owner: Hankey			
Legal: Plat of Hiawatha Heights, Lots 26, 27 & 28. Section 25, T35N, R5W / Tax ID 01-16-25-101-001			
Type	Commercial Building	REMARKS: Commercial building/property just north of the city limits. Building features pole framing with 12' eaves on a slab foundation. A total of 4,000 sq ft that is divided with 2,072 sq ft of finished office space and 1,928 sq ft of heated garage/storage. The garage area has a 10' overhead door. The current layout is ideal as an office with a large foyer, a second room, two restrooms and storage area. Interior finish dates to 1980's and is in average condition. The garage area is unfinished and heated with one suspended natural gas forced air unit. Site has excellent highway frontage on US 31 North, including approximately 5,000 sq ft of paved parking.	
Possession	at close		
Terms	Cash/Conventional		
Lot Size	150 x 250		
Acres	0.86		
Zoning	B-1, Local Tourist		
School District	Petoskey		
Building Size	4,000 sq ft		
Construction	Pole frame		
SEV	67,500 / 2011		
Electric	Single phase		
Water/ Sewer	Well/Twnhsp sewer		
Parking	Paved-5000 sq ft		
Township	Bear Creek		
Directions	North 31 approx 3 miles north of M119		
County	Emmet		
Water Front	No	Information is believed to be accurate but is not warranted	
Water View	No	Agent : Jack VanTreese (231) 347-3943	

**Bear Creek Township Tax Map
Part of Sec. 25, T35N, R5W**



Subject Site

