


**Address:** 180 N State Street , St Ignace , MI ; 49781

	<b>MLS#:</b> 246336 <b>List Price:</b> \$ 825,000 <b>Type:</b> Commercial/Industrial <b>Bus/Inv Descrip:</b> Unique building with 5 shops, storage area and upper level living quarters.	<i>Provided as a courtesy of</i> <b>MACKINAC PROPERTIES, INC.</b> 226 North State Street St. Ignace, MI 49781 Office phone - (906) 643-9242 <a href="mailto:info@mackinacproperties.com">info@mackinacproperties.com</a>
	<b>Prop Type:</b> Commercial <b># of Units:</b> 5 <b>County:</b> Mackinac <b>Lot Size:</b> 49.5 x 111.61 <b>In City Limits:</b> Yes	

**Lake/River Other**

<b>Lot Size:</b> 49.5 x 111.61	<b>SqFt Total:</b> 7873	<b>SqFt Source:</b> Agent Measure
<b>Levels:</b> 1	<b>Tax ID</b> 49-052-220-020-00	<b>Approved by MLS:</b> Yes
<b>Yr Remodeled:</b> 2005	<b>Subdivision or T/R:</b> T40N R4-3W	<b>School District:</b> St Ignace

**Public Remarks:** Located on the Lake Huron shoreline, is the quaint town of St. Ignace in Michigan's EUP. The Pavilion is a unique set of shops in the heart of the downtown shopping district..an easy 'hub' for visitors. All 5 shops are currently rented and offer a variety of items for shoppers. The building has been totally renovated and has all new wiring, plumbing, roof and air conditioning.

**Directions:** On main street 2 buildings north of the FNB w/clock in front of building.

**Showing Instructions:** Appointment Only

<b>Electric:</b> On Site <b>Gas:</b> On Site <b>Water:</b> Municipal <b>Sewer:</b> Municipal <b>Heat/Air :</b> Forced Air; Natural Gas <b>Basement:</b> Slab <b>Extras:</b> High Visibility; Highway Access; Kitchen Area; Restroom (s) <b>Road:</b> Paved	<b>Business Information:</b> Business Opportunity; Income Property; Real Estate Only <b>Construction:</b> Block <b>Occupant:</b> Owner Tenant; Tenant <b>Util Pd by Owner:</b> Electric; Fuel; Maintenance; Sewer; Water <b>Taxes and Possession:</b> Taxes: 6183.00; Tax Year: 2004; Possession: Immed. <b>Terms:</b> Cash to New Mortgage <b>Drive:</b> Other <b>Parking:</b> Parking Lot; Street Parking <b>Sign:</b> Sign: No
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