

**Address:** 250 N State Street , St Ignace , MI ; 49781



<b>MLS#:</b>	253857	<b>List Price:</b>	\$ 199,500
<b>Type:</b>	Commercial/Industrial	<b>Status:</b>	Active
<b>Bus/Inv Descrip:</b>	Building (commercial on bottom, residential on top), Business name and fixtures	<b>Prop Type:</b>	Commercial
<b>County:</b>	Mackinac	<b># of Units:</b>	2
<b>Lot Size:</b>	27 x 76.89		

**Tax ID:** 49-052-220-037-00

<b>Lot Size:</b>	27 x 76.89	<b>Office SqFt:</b>	1000	<b>Retail SqFt:</b>	1000
<b>SqFt Total:</b>	2000	<b>SqFt Source:</b>	Agent Measure	<b>Levels:</b>	2
<b>Approved by MLS:</b>	Yes	<b>School District:</b>	St Ignace		

**Public Remarks:** Work, live & play in historic downtown St. Ignace. Wow, lots of options w/ this well maintained 2000 sq. ft. retail bldg(1000 sq.ft on ea level). Features nice Main St. retail space and 1 BD flat w/views of Moran Bay, shops, dining, boardwalk & Lake Huron all from the front window. The rear has a nice patio area w/views of 'St. Anthony's Rock'. Real estate only. Inventory avail at cost.

**Supplement**

**Directions:** On main street across for Lake Huron, The Galley Rest. and next to Harrington's and Zak's Fudge.

**Showing Instructions:** Appointment Only Key at List Office

<b>Electric:</b>	Master	<b>Business Information:</b>	Average Utilities: \$3936.; Business Only; Business Opportunity; Real Estate Only
<b>Gas:</b>	Master	<b>Construction:</b>	Block; Frame
<b>Water:</b>	Municipal	<b>Occupant:</b>	Owner
<b>Sewer:</b>	Municipal	<b>Util Pd by Owner:</b>	Cable; Electric; Fuel; Maintenance; Sewer; Water
<b>Heat/Air :</b>	Forced Air; Natural Gas	<b>Taxes and Possession:</b>	Possession: Immed.
<b>Basement:</b>	Other	<b>Documents/Disclosure:</b>	Business License; Furn/Fixt/Equip List
<b>Extras:</b>	High Visibility; Living Quarters	<b>Terms:</b>	Cash to New Mortgage
<b>Road:</b>	Paved	<b>Drive:</b>	None
		<b>Parking:</b>	Parking Lot; Street Parking
		<b>Sign:</b>	Sign: Yes



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**Prepared by MACKINAC PROPERTIES, INC. on Tuesday, November 06, 2007 4:12 PM**

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