



MLS #: 229427
 Status: ACT
 Type: COMM/IND - NORTHERN
 Address: 3828 N HIGHWAY M-123
 City: Moran
 ZIP: 49760
 Area: Mackinac
 Class: COMMERCIAL/INDUSTRIAL
 Price: \$450,000
 For Sale

Agent: PROMO, BARBARA - (906)643-9242
 MACKINAC PROPERTIES, INC. - (906)643-9242

General

Asking Price: \$450,000
 Number Of Units:
 Listing Office 2: MACKINAC PROPERTIES, INC.
 Listing Office 3:
 Compensation-Ba: 4.0
 Owner/Tenant: ROGGENBUCK
 Year Blt: 1990
 Lake/River: None
 Frontage:
 Township: Brevort
 Qtr Section: NE
 Legal 1: E1/4OFSEC 5
 Sqr Foot-Office:
 Sqr Foot-Retail:
 Levels:
 Bus Desc: UNLIMITED POSSIBILILTIES
 Leas Inf-Lse Exp:
 Inventory Desc 1:
 Cur Zone: RES/COMM
 Original Price: \$450,000

Address 2:
 Listing Agent 2: SCHLEHUBER, CHERYL A
 Listing Agent 3:
 Compensation-Sa: 4.0
 Compensation-Tc: TBD
 Lot Size: 9+ ACRES
 Tax Id#: 49-002-005-006-00
 Other Lake/River:
 School District: St.Ignace
 Sec# /Blk: 5
 Subd Or Town/Range: T41NR4W
 Legal 2:
 Sqr Foot-Warehse:
 Sqft Ttl: 6053
 Year Remodeled:
 Leas Inf-Lse Info:
 Grss Inc:
 Inventory Desc 2:
 Directions 1: I-75 N TO EX 352 L ON M-123 4 MILES ON LEFT

Features

* Construction	* Basement	* Drive	* Terms
Frame	Crawl Space	Gravel	Cash
* Electric	* Extras	* Parking	Csh To New Mort
On Site	Gas/Log Fireplc	Common	
* Gas	High Visibility	* Sign	
On Site	Highway Access	Yes	
* Water	Kitchen Area	* Occupant	
Well	Laundry	Vacant	
* Sewer	Landscaped	* Docs On File	
Septic	Living Quarters	Furn/Fixt/Equip	
* Heating	Restroom (S)	Inventory	
Forced Air	Rec. Facility	* Show Instr	
Oil	Smoke Detectors	Appt Only	
	Security System	Call List Agent	
		Key At Listing	

Financial

Assumption Payment Amount:
 Taxes-Amount:
 Equity Amount:
 Taxes-Year:

This information is deemed reliable, but not guaranteed. Notice to all potential purchasers: it is the buyer's responsibility to investigate and verify any information they deem important to them in making a buying decision.

Financial (continued)

Continued for MLS# 229427

Assc Due:

Spl Asmn:

Possession:

IMMED

Avg Util:

Remarks

6000 SQ FT COMM BLD NW OF 1-75 ON M-123. BLT WITH HUGE BEAMS & OPEN T & G CEILINGS THIS FINELY CRAFTED BLDG HAS 11 BDR & 6.5 BA. EXQUISITE INTERIOR WELL SUITED FOR REGION HQ, CORP RETREAT W/DORM OR BUSINESS/RESIDENCE. INC APPL, CUSTOM FURN & 9+ ACRES

Additional Pics



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