

7101 N US 31**Levering****MI****\$295,000**

MLS #406086



Status	ACTIVE	Sale/Rent	For Sale
Class	COMMERCIAL/INDUSTR...	ACREAGE	2.01 - 5
Type	Pole Barn/Storage Unit	# of Units	
School District	Pellston	# of Restrooms	0
Township	Carp Lake	# of Full Baths	1
Zip	49755	# of Bedrooms	2
County	Emmet	Above Ground Sq. Footage	1600
Section	27	Total Sq. Ft.	1600
Town/Range	T38N R4W	Building Size	4200 & 825
Input Date	3/8/2006	Associated Documents	5

REMARKS

Lakefront Investment/Development opportunity. 4 acres on 400+ feet of Galloway Lake. 3 splits, zoned B2 on US 31 N. Includes a 1,600 sq.ft. home with 2 car garage, large pole barn with current rental income plus another commercial building. A lot of possibilities on this unique parcel.

GENERAL

Business Name
 Approx. Year Built
 Zoning **B2**
 Approx. Lot Dimensions **353 x 450 IRR**
 Approx. Number of **4.00**
 Well (Size & Depth)
 Association
 Mult-Un. Res. Condo (Y/N)
 Lake **Other/See Remar**
 Waterfront Feet **400+**
 Possession **Negotiable**
 STORIES **One**

Business Opp. (Y/N)
 Real Estate Incl. (Y/N) **Y**
 Inventory Included (Y/N)
 Site Condo (Y/N)
 Lot (Y/N)
 Survey (Y/N)
 Water View (Y/N) **Y**
 Water Access (Y/N)
 Water Front (Y/N) **Y**

FINANCIAL

Original Price **\$365,000**
 Tax ID **03-06-27-400-013**
 New Split (Y/N)
 S.E.V./Yr.
 Dues Per
 Lease Terms
 Legal **W 676.75' ft, N 38 28' 57" E....long legal at office**

FEATURES

CONSTRUCTION **Wood Frame**
 ROOF **Asphalt Shingle**
 WINDOW **Wood**
 BASEMENT **Michigan**
 SEWER **Septic**
 WATER **Well**
 WATER HEATER **Propane**
 HEAT **Oil**

STORIES
 OTHER BUILDING
 TERMS
 FEATURES

One
Garage, Other
Cash, Conventional
Refrigerator, Off-Street Parking, Range, Water View

Addendum

Directions: US 31 North, past Levering a few miles. Property on West Side of US 31

This information has been provided for you ...

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