

FOR SALE

OFFICE WITH WAREHOUSE

111 S LAKE ST, AU SABLE CHARTER TWP, MI



PROPERTY DETAILS

\$415,000.00

SALE PRICE

LOCATION:	111 S Lake St, Au Sable Charter Twp, MI
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Immediately
SALE PRICE:	\$415,000.00
PROPERTY TAXES:	\$2,656.52 (2022 Summer/Winter)
BUILDING SIZE:	3,000 (Approximate)
LOT SIZE:	0.37 AC
LOT DIMENSIONS:	102' X 156' (Approximate)
ZONING:	Commercial C-2 General Business
IMPROVEMENTS:	Fully built out kitchen & full bath



HIGHLIGHTS:

- Features an Office, Showroom & Warehouse
- Brand New Construction
 - Professionally Completed by Custom Home Builder
- Excellent Opportunity for a Contractor
- Warehouse Details
 - 33' x 40' (approximate dimensions)
 - 16' Walls
 - Two- 14' Overhead Doors
 - Heated Floors w/Temperature Control
 - Possible expansion for larger building in the rear
 - Two- 100 Amp panels for offices
 - Two- 220 Amp panels for shop/warehouse

EXCLUSIVELY LISTED BY:

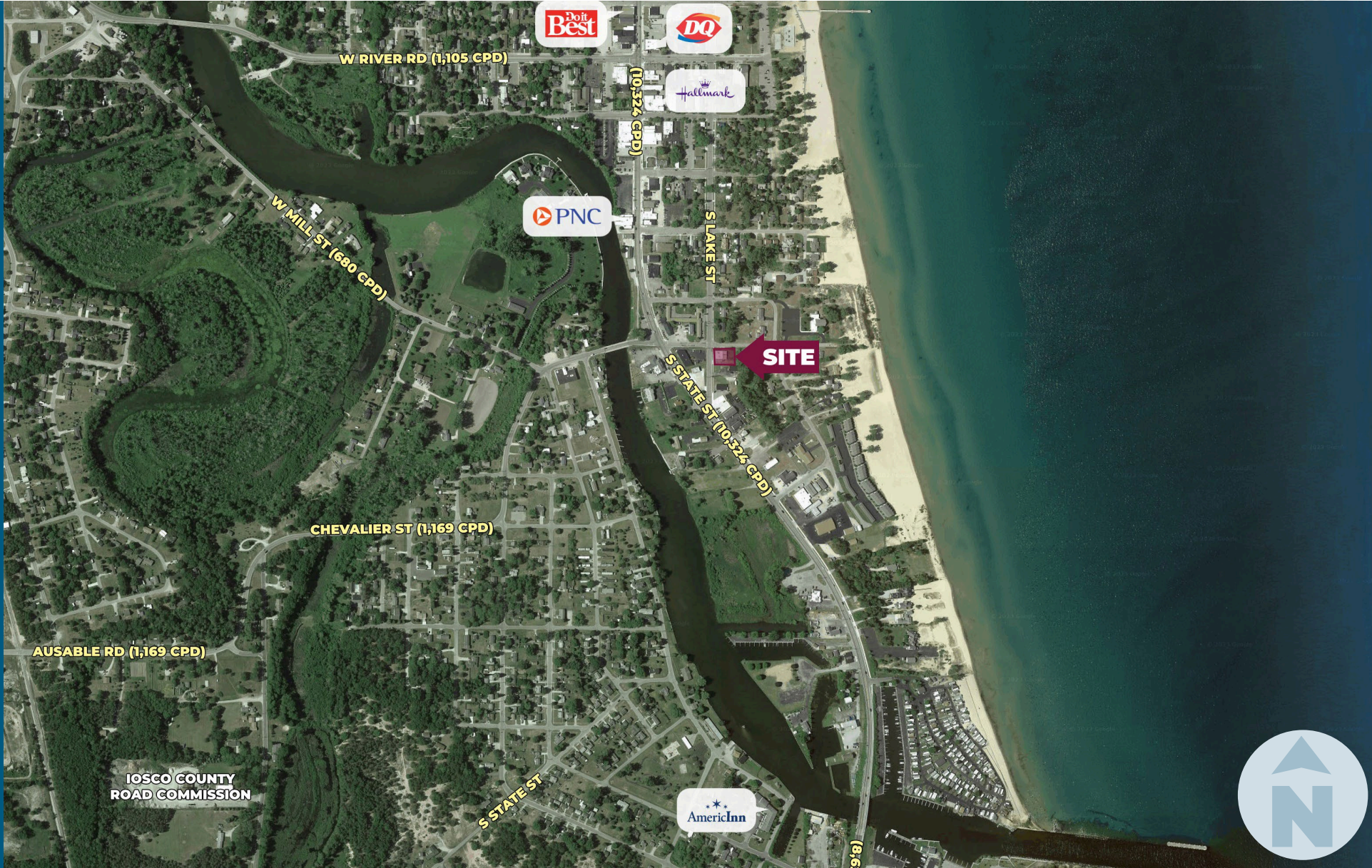


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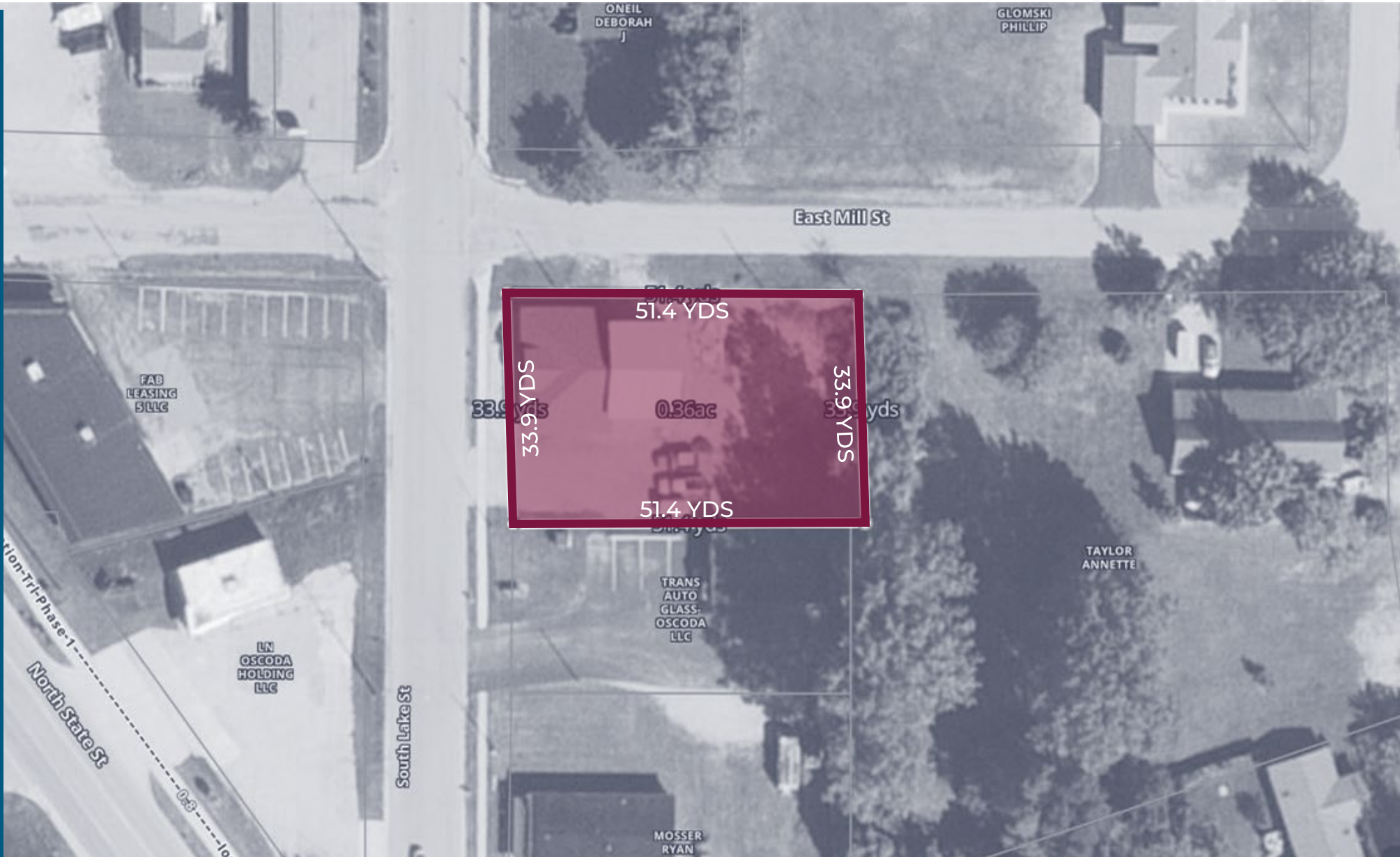
MICRO AERIAL



MACRO AERIAL



PLAT



SITE PHOTOS- OFFICE AREA



SITE PHOTOS- OFFICE



SITE PHOTOS- OFFICE



SITE PHOTOS- OFFICE



SITE PHOTOS- OFFICE



SITE PHOTOS- FULL KITCHEN



SITE PHOTOS- FULL BATHROOM



SITE PHOTOS- FULL BATHROOM 2



SITE PHOTOS- WAREHOUSE



SITE PHOTOS- WAREHOUSE



SITE PHOTOS- WAREHOUSE



SITE PHOTOS- WAREHOUSE (BACK)



SITE PHOTOS- WAREHOUSE (HEATED FLOORING)



SITE PHOTOS- WAREHOUSE (BOILER FOR HEATED FLOORING)



SITE PHOTOS- Furnace



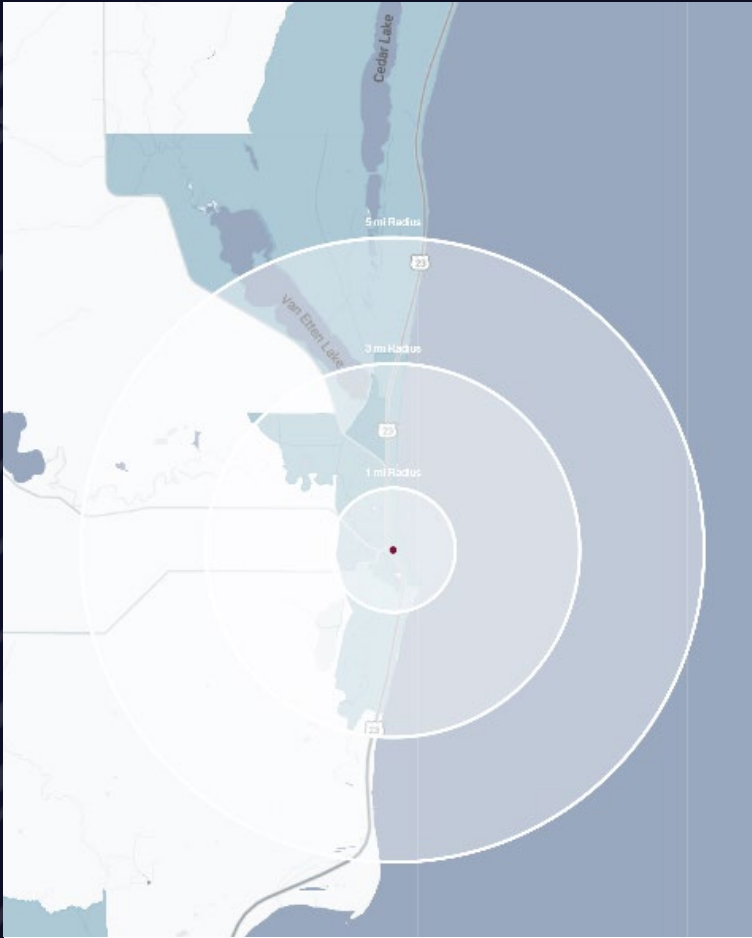
SITE PHOTOS- 2 Commercial AC Units



SITE PHOTOS



DEMOGRAPHICS



OFFICE WITH WAREHOUSE

111 S Lake St,
Au Sable Charter Twp, MI

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	1,733	5,272	7,177
2028 Projected Population	1,691	5,361	7,385
2020 Census Population	1,790	5,143	6,880
2010 Census Population	1,760	5,150	6,927
Projected Annual Growth 2023 to 2028	-0.5%	0.3%	0.6%
Historical Annual Growth 2010 to 2023	-0.1%	0.2%	0.3%

HOUSEHOLDS

2023 Estimated Households	771	2,355	3,288
2028 Projected Households	747	2,371	3,352
2020 Census Households	810	2,360	3,197
2010 Census Households	795	2,356	3,196
Projected Annual Growth 2023 to 2028	-0.6%	0.1%	0.4%
Historical Annual Growth 2010 to 2023	-0.2%	-	0.2%

RACE

2023 Est. White	89.6%	90.7%	91.7%
2023 Est. Black	1.9%	1.8%	1.6%
2023 Est. Asian or Pacific Islander	1.9%	1.2%	1.0%
2023 Est. American Indian or Alaska Native	0.4%	0.5%	0.4%
2023 Est. Other Races	6.2%	5.8%	5.4%

INCOME

2023 Est. Average Household Income	\$65,127	\$61,676	\$62,050
2023 Est. Median Household Income	\$36,430	\$43,053	\$44,507
2023 Est. Per Capita Income	\$29,066	\$27,606	\$28,470

BUSINESS

2023 Est. Total Businesses	122	253	296
2023 Est. Total Employees	657	2,072	2,786

CONTACT US



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