

13686, STATE HWY M77, GRAND MARAIS, MI, 49839

<https://tuckerbenner.com>



Turnkey Commercial Property Offering three separate buildings. First is a Cleary Building measuring 78’ wide x 60’ deep, just a few of the custom features are 16’2” elevation, 7 over size insulated garage doors (12’2”x13’), insulation within double steel walls and ceiling, 4 individual overhead heating units, Half bath with 30 gallon water pressure tank, [...]

- 2 baths
- Industrial
- Commercial Sale
- Active



Basics

Category: Commercial Sale

Status: Active

Lot size: 1.38 sq ft

Subdivision Name: Grand Marais

Lot Size Acres: 1.38 acres

Business Type: Other, Auto Service, Professional/Office, Distribution, Storage, Retail, Recreation, Manufacturing

Type: Industrial

Bathrooms: 2 baths

Year built: 2007

Bathrooms Full: 2

Business Name: Trail Eight Rentals

County: Alger

Building Details

Building Area Total: 7756 sq ft

Construction Materials: Block, Wood Siding, Metal Siding

Heating: Baseboard, Radiant, Space Heater

Building Features: Expandable, Multi User Facility, Outdoor Storage

Foundation Details: Slab, Raised, Block

Number Of Units Total: 21

Sewer: Septic Tank

StoriesTotal: 1

Roof: Metal

Number Of Buildings: 3

Amenities & Features

Parking Total: 20

Utilities: Phone Available, Electricity Available, Cable Available, Phone Connected, Propane, Broadband

Inclusions: Real Estate, Licenses

WaterSource: Well

Fees & Taxes

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Tax Assessed Value: \$144,356

Tax Annual Amount: \$6,746

Maintenance Expense: \$5,000

Manager Expense: \$900

Tax Year: 2025

Gross Income: \$47,240

Insurance Expense: \$3,800

Operating Expense: \$52,756

School Information

High School District: Burt Township

HighSchool: Burt Township School

Middle Or Junior School: Burton Middle School

Elementary School: Burt Township School

Miscellaneous

Road Surface Type: Paved

CrossStreet: St. Hwy. M77/ Airport

Listing Terms: Purchase Money Mtg, Cash

Tenant Pays: Building Insurance, Electricity, Gas

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