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

https://tuckerbenner.com



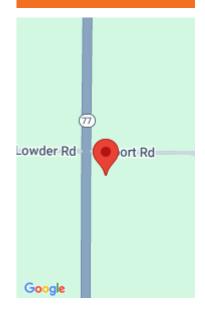






Turnkey Commercial Property Offering three separate buildings. First is a Cleary Building measuring 78' wide x 60' deep, just a few of the custom features are 16'2" elevation, 7 over size insulated garage doors (12'2"x13'), insulation within double steel walls and ceiling, 4 individual overhead heating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

- 2 baths
- Industrial
- Commercial Sale
- Active



Call us now

×

Phone: (231)730-8781

Email: tuckerbennerteam@gmail.com

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

Basics

Category: Commercial Sale Type: Industrial

Status: Active Bathrooms: 2 baths

Lot size: 1.38 sq ft **Year built:** 2007

Subdivision Name: Grand Marais **Bathrooms Full:** 2

Lot Size Acres: 1.38 acres

Business Name: Trail Eight

Rentals

Business Type: Other, Auto Service, Professional/Office, County: Alger

Distribution, Storage, Retail, Recreation, Manufacturing

Building Details

Building Area Total: 7756 sq ft **Number Of Units Total:** 21

Construction Materials: Block, Wood Siding, Metal Siding **Sewer:** Septic Tank

Heating: Baseboard, Radiant, Space Heater **StoriesTotal:** 1

Building Features: Expandable, Multi User Facility, Outdoor **Roof:** Metal

Storage

Foundation Details: Slab, Raised, Block Number Of Buildings: 3

Amenities & Features

Parking Total: 20 Inclusions: Real Estate, Licenses

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

WaterSource: Well

Fees & Taxes

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Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

Tax Assessed Value: \$144,356 Tax Year: 2025

Tax Annual Amount: \$6,746 Gross Income: \$47,240

Maintenance Expense: \$5,000 **Insurance Expense:** \$3,800

Manager Expense: \$900 **Operating Expense:** \$52,756

School Information

High School District: Burt Township **HighSchool:** 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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