

Address: 12520 State Street , Atlanta , MI ; 49709

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| MLS#: | 201827068 | List Price: | \$ 569,000 |
| Type: | Hospitality | Bus/Inv Descrip: | Motel/monthly rentals. all appliances, furnishings for rooms. Name and goodwill |
| Prop Type: | Commercial | Township/City/Village: | Briley |
| # of Units: | 14 | County: | Montmorency |
| Lot Size: | .64 of an acre | Current Zoning | COMMERCIAL |

Lake/River Other

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|-------------------------|----------------|-------------------------|-----|----------------------------|--------------|
| Lot Dim: | .64 of an acre | Levels: | 1 | Tax ID | 341400000800 |
| Ownership Status | Owner | Approved by MLS: | Yes | Subdivision or T/R: | T30N R2E |
| School District: | Atlanta | | | | |

Public Remarks: Atlanta Motel Complex. Established motel in Atlanta MI with income growth opportunity. Eight of the units have kitchens and could be used as monthly rentals. Investment opportunity and a community need for affordable housing. There is the former Legion Hall also included. Hardwood floors, 2 stories with a kitchen and parking lot. Come for a visit and see all that this property and community in Atlanta in North East MI have to offer. Walk to local eateries, grocery store and all of downtown Atlanta. Halfway btwn Gaylord and Alpena with big box shopping, airports, marina and beaches. Atlanta is a thriving community on the shores of the Thunder Bay River. Beautiful Briley Park offers a fishing dock, kayak & boat launches, music festivals and events and the annual Elk Fest

Directions: On M-32 in downtown Atlanta

Showing Instructions: Appointment Only List Agent to Accom Showingtime

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| Electric: | Separate; Other | Business Information: | Annual Gross Income: 141,168; Average Utilities: 695.40; Income Property |
| Gas: | Separate; Other | Construction: | Block; Frame; Log |
| Water: | Municipal | Occupant: | Owner |
| Sewer: | Septic | Util Pd by Owner: | Electric; Fuel; Maintenance; Water |
| Heat/Air: | Natural Gas | Taxes and Possession: | Taxes: 4875.00; Tax Year: 2023; Association Dues: No; Possession: 0 |
| Basement: | Partial Basement | Documents/Disclosure: | Other |
| Extras: | Furnished; High Visibility; Highway Access; Kitchen Area; Laundry; Landscaped; Living Quarters; Restroom (s); Smoke Detectors; Fire Sprinklers Sys | Terms: | Cash; Conventional Mort |
| Road: | Paved | Drive: | Blacktop |
| Present/Pntnl Use: | Motel | Parking: | Parking Lot |
| | | Sign: | Sign: Yes |

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| BA: | 3.5 | SA: | 3.5 | TC: | 3.5 |
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