



Offering Summary

Sale Price	\$1,499,000
Acres	18.07 Acres
Total SF	14,929
Highway Frontage	+2,700'
Highway	US-31
# of Parcels	3
Township	Green Lake
Zoning Type	Commercial & Industrial

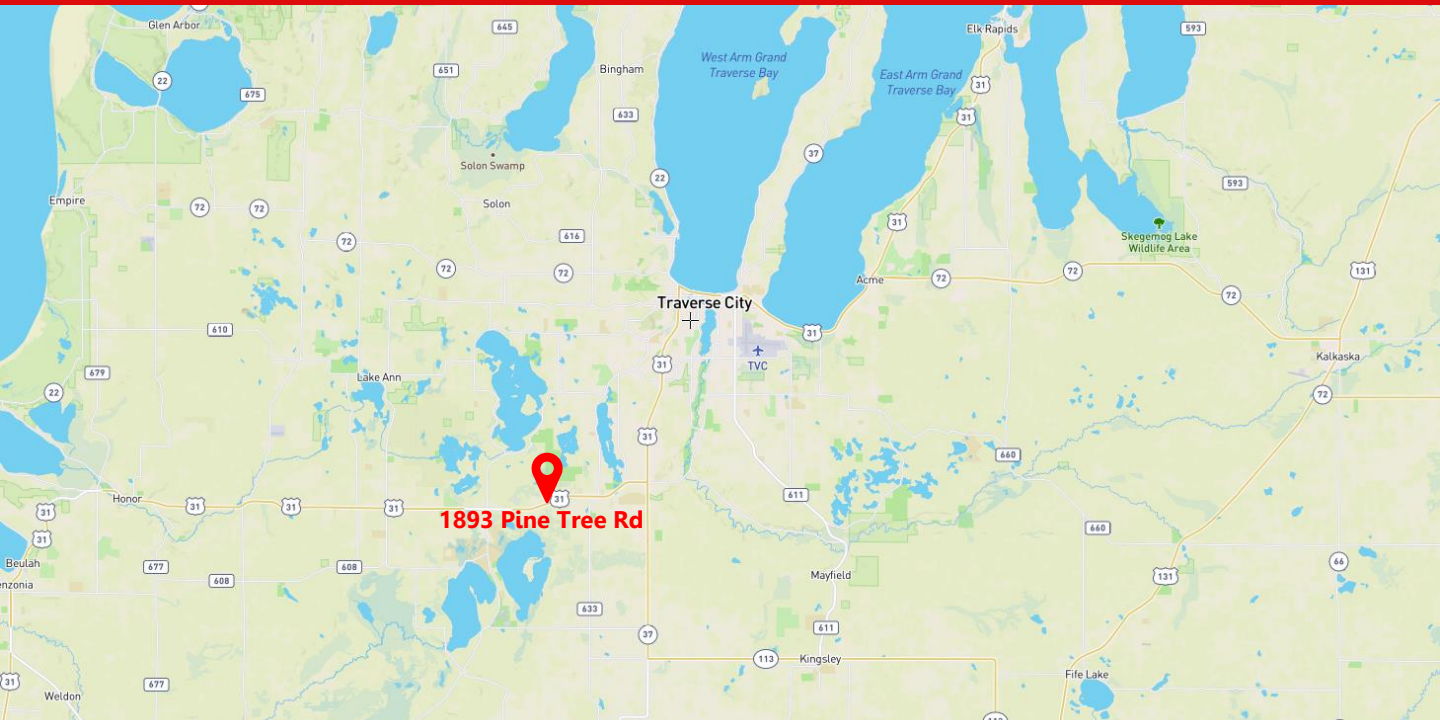
Opportunity Overview

Located along one of Northern Michigan's busiest corridors, this 18-acre property spans three contiguous parcels with over 2,700 linear feet on US-31. The site delivers exceptional visibility and access, making it ideal for users that prioritize exposure and convenience. Featuring industrial, mixed-use, and residential zoning, it supports a wide range of commercial, operational, or redevelopment opportunities.

Property Highlights

- Three Parcels
- +2,700' along Highway US-31
- Three Residential Units
- Multiple Storage Buildings
- Grandfathered Lighted Billboard Signage
- AADT 15,397





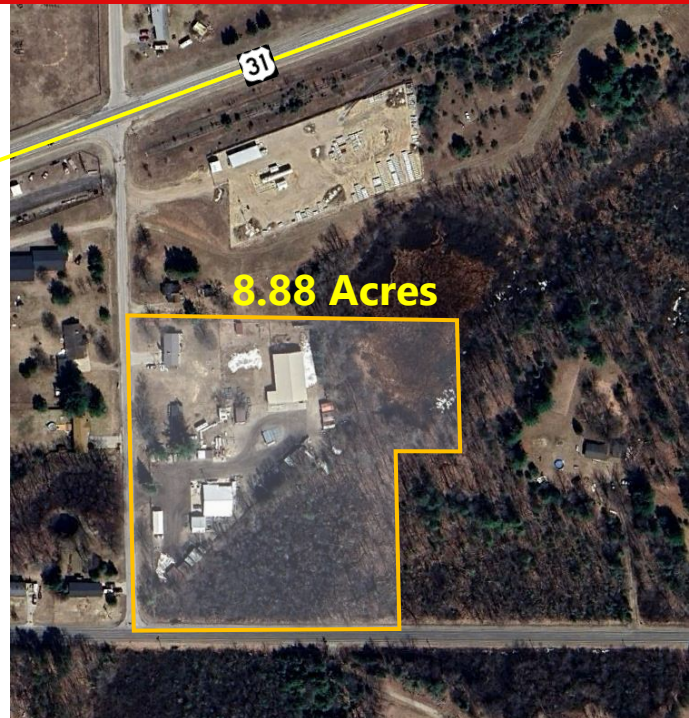


Site Overview

Serving as the headquarters of Apple Fence, this property supports a range of potential uses. With on-site workforce housing and multiple storage buildings, it offers versatility and functionality for businesses needing both operational space and employee accommodations.

Industrial Site

- 8.88 Acres
- Two Pole Buildings - (3,168 SF & 6,432 SF)
- 3 Bed, 2Ba House – 924 SF
- Two HUD Single-wide Trailers (Office & 600 SF)
- Zoning: Industrial











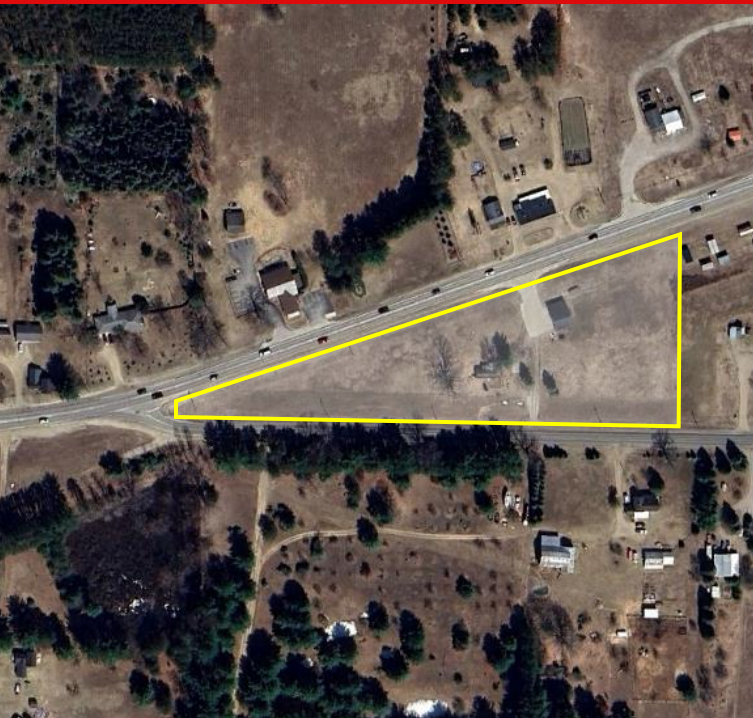
Site Overview

The 4.29-acre frontage parcel along US-31 offers exceptional exposure for any visibility-driven business. With over 1,800 linear feet of highway frontage, a grandfathered billboard, and a partially fenced yard, this property is positioned to capture attention and support a wide range of commercial uses.

Industrial Site

- 4.29 Acres
- +1,875' Frontage on US-31
- Average Annual Daily Traffic - 15,397 cars
- Zoning: Commercial
- Grandfathered Billboard
- Adjacent Parcel included in Sale





Site Overview

Positioned as a high-visibility corner lot and connected to another 4.29 acre parcel included in the sale, this parcel offers more housing and additional space to locate retail operations on the US-31. Cornered between two access roads, this piece offers flexibility and visibility for

Industrial Site

- 8.88 Acres
- ~920' of US-31 Frontage
- Two Equipment Sheds
- One 2 Bed, 1Ba House – 749 SF
- Zoning: Commercial