

2616 U.S. 131

2616 U.S. 131, ELMIRA, MI 49730
40,160 SF INDUSTRIAL PROPERTY

FOR SALE
\$1,250,000



GEORGE ABRO

PRINCIPAL
GEORGE@ALTITUDECRE.COM
(248)-781-8076

ALTITUDE
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

Unlock the potential of this exceptional property on U.S. 131 in Elmira, MI, boasting a substantial 40,160 SF building with 5 units perfectly tailored for Industrial / Manufacturing investors. The property is thoughtfully zoned to accommodate a diverse range of industrial activities, providing the flexibility needed to support various business objectives. With its strategic location in the bustling Elmira area, this property offers a coveted combination of accessibility and connectivity, ideal for seamlessly integrating into the region's industrial landscape. Embrace the opportunity to make your mark in this thriving industrial hub with a property that embodies adaptability, scalability, and prime location.

PROPERTY HIGHLIGHTS

- 40,160 SF building with 5 units
- Zoned for diverse industrial activities
- Prime location in Elmira, MI

LOCATION DESCRIPTION

Immerse yourself in the industrial landscape surrounding the property in Elmira, beckoning Industrial / Manufacturing investors with its strategic location near key transportation arteries such as U.S. 131. The area offers convenient access to major distribution channels and logistical hubs, positioning the location as an ideal investment opportunity. Embrace the economic advantages of the nearby industrial parks and prominent manufacturing facilities, while also enjoying the natural beauty and recreational opportunities provided by the surrounding landscape. With its blend of industrial prowess and serene surroundings, Elmira presents an enticing prospect for investors seeking to capitalize on the symbiotic relationship between industry and nature in the region.

OFFERING SUMMARY

Sale Price:	\$1,250,000
Number of Units:	5
Lot Size:	4 Acres
Building Size:	40,160 SF

GEORGE ABRO

PRINCIPAL
GEORGE@ALTITUDECRE.COM
(248)-781-8076

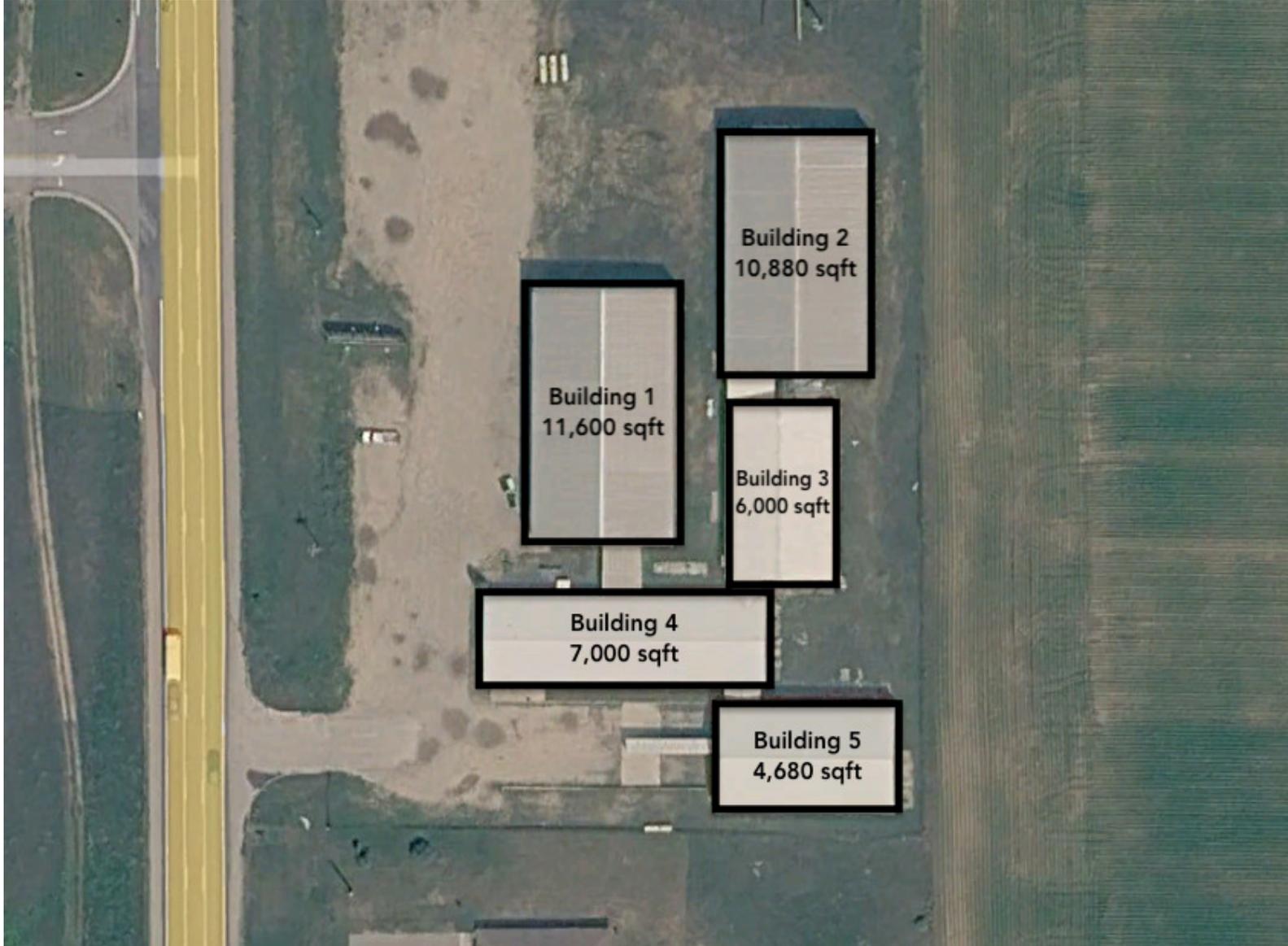


INTERIOR PHOTOS



GEORGE ABRO
PRINCIPAL
GEORGE@ALTITUDECRE.COM
(248)-781-8076

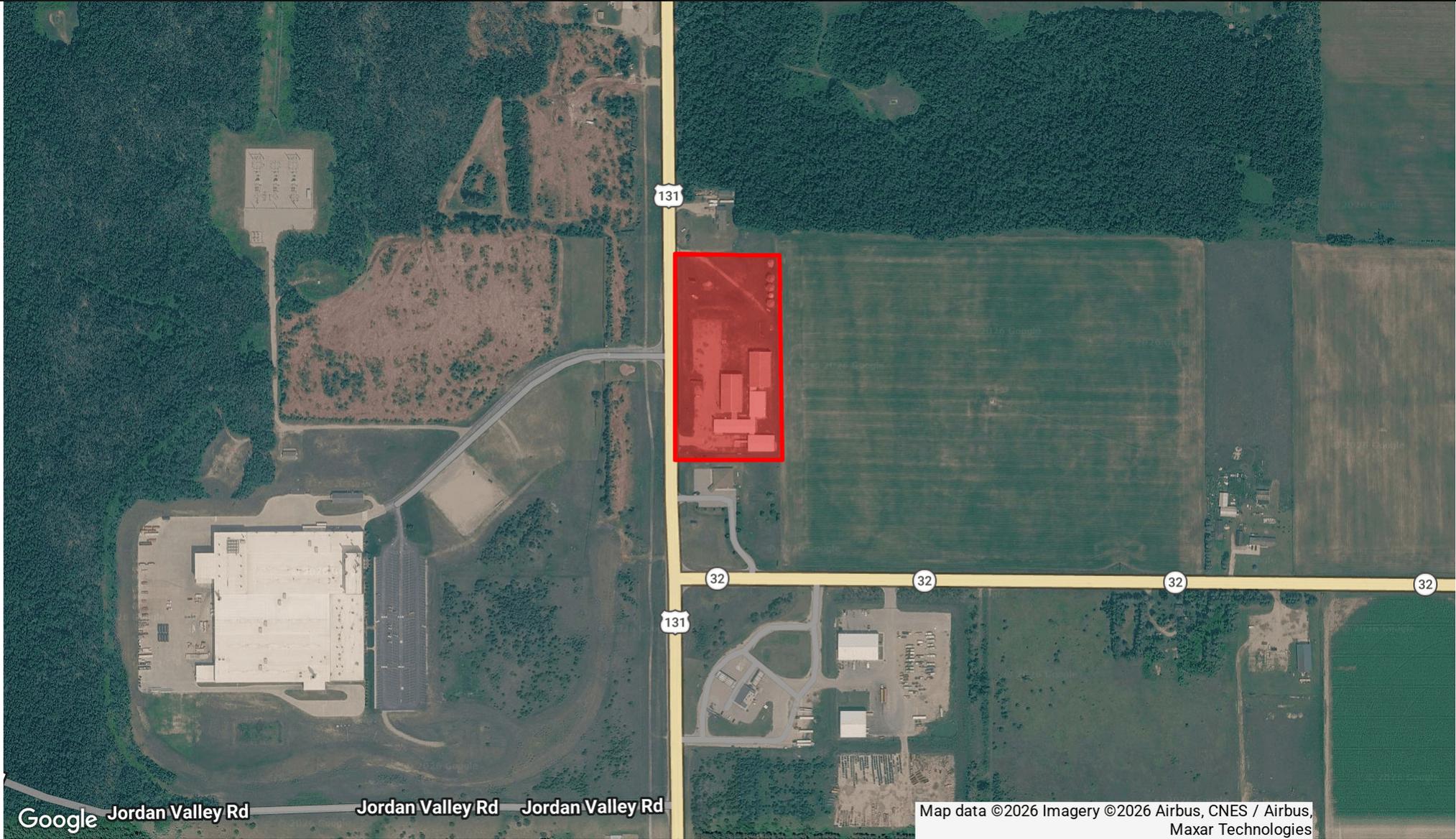
ALTITUDE
COMMERCIAL REAL ESTATE



GEORGE ABRO
PRINCIPAL
GEORGE@ALTITUDECRE.COM
(248)-781-8076

ALTITUDE
COMMERCIAL REAL ESTATE

AERIAL MAP



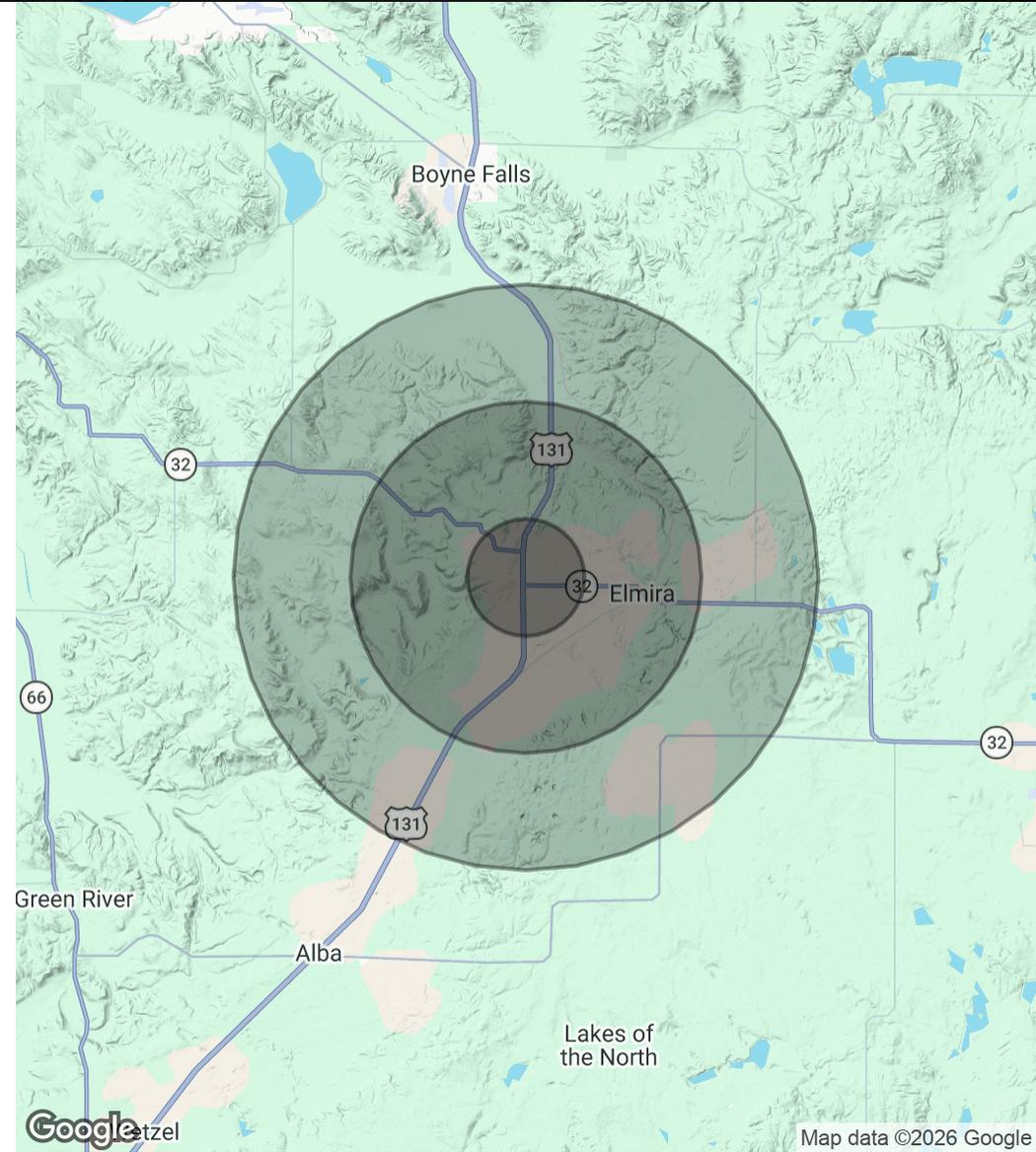
GEORGE ABRO
PRINCIPAL
GEORGE@ALTITUDECRE.COM
(248)-781-8076

ALTITUDE
COMMERCIAL REAL ESTATE

DEMOGRAPHICS MAP & REPORT

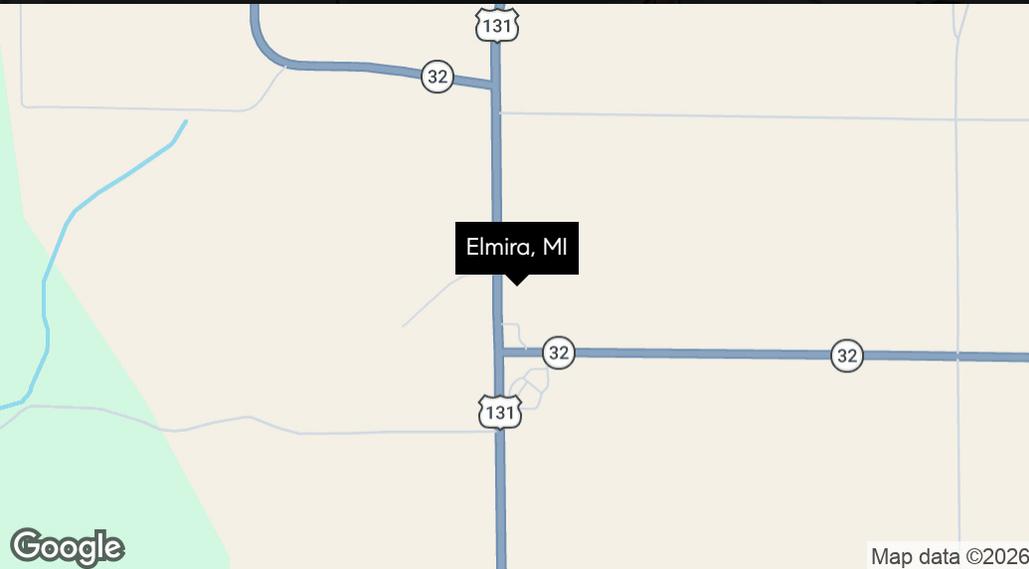
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	72	437	1,443
Average Age	41	43	43
Average Age (Male)	41	42	43
Average Age (Female)	42	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	28	170	565
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$69,860	\$82,391	\$89,039
Average House Value	\$163,764	\$197,269	\$217,778
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	68	409	1,345
Total Population - Black	0	1	1
Total Population - Asian	0	1	6
Total Population - Hawaiian	0	0	0
Total Population - American Indian	1	5	15
Total Population - Other	0	1	6

Demographics data derived from AlphaMap



GEORGE ABRO
 PRINCIPAL
 GEORGE@ALTITUDECRE.COM
 (248)-781-8076

ALTITUDE
 COMMERCIAL REAL ESTATE



ELMIRA, MICHIGAN

Elmira, Michigan is a quiet rural community located in Antrim County in Northern Michigan, offering a strong small-town atmosphere surrounded by natural beauty. Situated near US-131, Elmira provides convenient access to larger regional markets such as Gaylord and Petoskey while maintaining a peaceful, close-knit community feel. The area is characterized by its residential stability, agricultural roots, and proximity to outdoor recreation including lakes, forests, and seasonal tourism destinations. Elmira serves as a local service center for surrounding rural areas, supporting essential retail and community-oriented businesses. With its accessible location, steady population base, and Northern Michigan appeal, Elmira presents a stable market well-suited for long-term residents and investment-focused uses alike.



GEORGE ABRO

PRINCIPAL
GEORGE@ALTITUDECRE.COM
(248)-781-8076

ALTITUDE
COMMERCIAL REAL ESTATE



GEORGE ABRO

Principal

Direct: 248.781.8076
george@altitudecre.com

GEORGE ABRO
PRINCIPAL
GEORGE@ALTITUDECRE.COM
(248)-781-8076

ALTITUDE
COMMERCIAL REAL ESTATE