

CLIENT VIEW - DYNAMIC



MLS # 50203027
Address 3963 W Maple Ridge 37th Road
Area (Municipality) Maple Ridge Twp (21016)
Mail City Rock
County Delta
State MI
Zip 49880
Class COM/IND/BUS OPP
Type Commercial/Industrial
Sale/Rent For Sale
Status Active
Asking Price \$750,000



LEGAL DESCRIPTION

Legal Description LOT:51,52 DIST:011 CITY/MUNI/TWP:MAPLE RIDGE TOWNSHIP SEC/TWN/RNG/MER:SEC 03 TWN 42N RNG 23W MR-B55 LOTS 51&52B 985-284 SEC 3 T42N R23W LOT 51 & E 42' OF LOT 52 OF PLAT OF ROCK (900-010-00)

BUILDING, PROPERTY & LOCATION

Year Built	1940	Square Feet	4103
Basement Y/N	No	Waterfront Y/N	No
Frontage	132	Lot Size	132x252
Acres	0.76	Site Depth	252
Cross Street 1	West Street	Directions	From Gwinn area take M35 East to W Maple Ridge 37th Rd in Rock and take a right. Property on the left. From Escanaba area take US 2 to M35 to W Maple Ridge 37th Rd in Rock and take a left. Property on the left.
Township	Maple Ridge Township	Municipality	Maple Ridge Twp
Municipality Type	Township	Property ID	011-400-051-00

LISTING INFORMATION

Full Address(es)	3963 W Maple Ridge 37th RD, Rock, MI 49880	FIPS	26041
Input Date	4/1/2026 9:45 AM	Original MLS#	50203027
Originating MLS	Upper Peninsula Assoc of Realtors	Original Price	\$750,000
Price Date	4/1/2026	Listing Date	3/31/2026
Listing Exception Y/N	No	Expiration Date	3/31/2027
Update Date	4/1/2026	HotSheet Date	4/1/2026
Days On Market	4	Cumulative DOM	4
Days On MLS	3	Cumulative DOMLS	3
Signed Disclosure Y/N	Exempt	Guest Listings Y/N	No
Contract	Exclusive Right to Sell	Lease Y/N	No
Additional Documents YN	Yes	Associated Document Count	3
Additional Document1 Type	Notes, LBP, Cubicasa	Status Date	4/1/2026
Picture Count	66		

TAX & FINANCIAL

Subj to Short Sale Apprvl	No	Ownership	LLC
Owners Name	F&F Property LLC	Assessments Y/N	No
Summer Tax Amount	827.13	Summer Tax Year	2025
Winter Tax Amount	2196.17	Winter Tax Year	2025
Total Tax Amount	3023.30	Total Tax Year	2025

BUSINESS INFORMATION

Business Name	Rock One Stop	Envirnmentl Condition Y/N	Unknown
License Available Y/N	Yes	License Type	Liquor, Food, Fuels - Gas/Diesel and Propane, and Tobacco.

FEATURES

COMMERCIAL FEATURES	FUEL TYPE	BUSINESS TYPE	UTILITES
220 Volt Power	LP/Propane Gas	Convenience Store	Cable Connected
Above Ground Fuel Tank	HEATING SYSTEM	Party Store	Electricity Connected
Compressor	Boiler	ROADS	Water Connected
Delivery Area	LOCATION	Gravel	Propane Tank Owned
Delivery Door	Main Street	Paved Street	SALE INCLUDES

The selected view does not have a layout for the current listing's class. Please refer to Paragon Help for more information on setting up a class for custom views.

FEATURES

Display Window	LOT DESCRIPTION	Year Round	Business and Real Estate
Gas Available	Utilities Above Ground	ROOFING	SEWER SEPTIC
Outside Storage	FINANCIAL TERMS	Asphalt	Septic
Restroom(s)	Cash	Metal	SOURCE OF SQ FT
Security Equipment	Commercial Loan	LOCKBOX	CubiCasa
Vinyl/Laminate Floors	PARKING	None	SUB STRUCTURE TYPES
COOLING SYSTEM	6-10 Spaces	OCCUPANCY	Shed
Central A/C	On Site	O	WATER
EXTERIOR CONSTRUCTION	PRESENT LICENSES	SPECIAL LISTING CONDITION	Public Water
Block	Beer/Wine License	Standard	WATER FEATURES
Cedar	Food		None
FOUNDATION TYPE	Liquor License		ZONING
Slab	Tobacco		Commercial

SHOWING INSTRUCTIONS

Showing Instructions Agent must be present.

LISTING BROKER SERVICES

Listing Broker Sign Y/N	Yes	Other Sign on Property Y/N	No
Full Service Listing Y/N	Yes		

MARKETING-VIRT TOURS/IDX/VOW

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
IDX Include	Y	IDX Consumer Comment	No
IDX Automated Valuation	Yes	Public GLR Websites	Yes
Public MiRS Website	Yes		

PUBLIC REMARKS

Public Remarks Rock One Stop in Rock MI is a well-established, year-round business opportunity in the grocery and gas market with strong infrastructure and multiple income streams already in place. The thoughtfully updated interior features expanded shelving, an efficient layout, and a full commercial kitchen with ample prep space, propane gas range, freezers, and walk-in coolers—ideal for food service growth. Recent electrical upgrades, cooling system monitoring, and equipment improvements enhance operational efficiency and reliability. Outside, the property offers owned fuel and propane assets, including dual gas pumps, an above-ground double-walled fuel tank, and a dedicated propane filling station with storage shed. Additional highlights include an office, utility room, restroom, large storage areas with overhead access, side parking for approximately eight vehicles, and the only ATM in the area generating steady monthly income. With other potential revenue streams, increasing online visibility, improved cell service, and a seller willing to provide training, this turnkey operation is well positioned for a smooth transition and continued success.

ADDITIONAL PICTURES



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