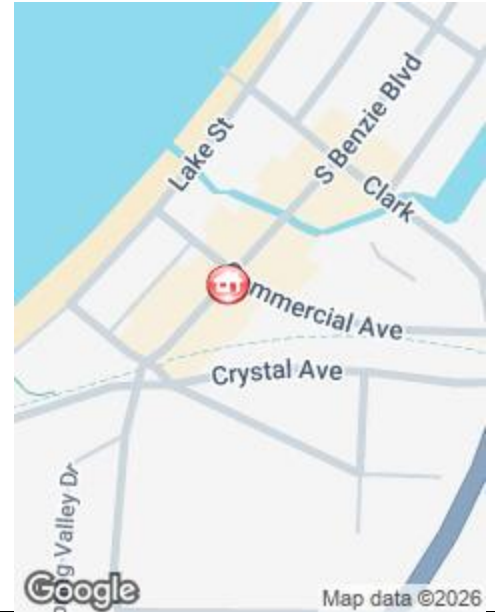


MLS # **1943987**  
 Status **New**  
 Type **Retail/Commercial**  
 Vacant Land **No**  
 Lease/Mon  
 Lease Price per SQ FT  
 Type of Ownership **Private Owner**  
 City **Beulah**  
 Zip **49617**  
 Unit #  
 Development Name **Village of Beulah**  
 Business Incl **No**  
 Real Estate Incl **Yes**  
 Inventory Incl **No**  
 County **Benzie**  
 Municipality **Benzonia**  
 Section # **26**  
 Qtr Section  
 Town **T 26N**  
 Range **R 15W**  
 Tax ID **02-506-081-00**  
 Owner **Leers LLC**



IDX Y  
 Listing Syndication Yes

D H T M +
Branded Virtual Tour
Unbranded Virtual Tour

Body of Water	ApXyrBlt	<b>1950</b>	Renewable (Y/N)	
Private/Shared	Year Updated		Occupied	<b>Yes</b>
Water Front Footage	Year Remodeled	<b>2012</b>	Sign	<b>Yes</b>
Lake Size	% of Remodel		Inventory Value	
Number of Acres	TotalFinSF	<b>2292</b>	Fixtrs/Equip Value	
Lot #	# Restrooms	<b>2</b>	Rental Income (Annual)	
Lot Dimensions	Full Time Employees		Rent Exp (Annual)	
Business Name	Parking Spaces		Ins Exp (Annual)	
Dual MLS #	Electric Exp (Annual)		Heat Exp (Annual)	
	Gross Sales			

Summer Taxes  
 Winter Taxes  
 Other Taxes  
 Year: Summer  
 Year: Winter  
 SEV **113,400**  
 SEV Year **2025**  
 Taxable Value **106,502**  
 Annual Assn Dues  
 Principal Residence

Legal Description:  
 LOTS 1 & 2 BLK 8 ALSO TH PT OF LOT 3 BLK 8 DESC AS COM AT NW'LY COR OF LOT 1 BLK 8 TH S 42(DEGREES) 26' 42" W 64.24 FT TO SE COR LOT 2 BLK 8 TH N 49(DEGREES) 28' 46" W 61.46 FT TO POB TH S 41(DEGREES) 00' 31" W .48 FT TH N 49(DEGREES) 13' 47" W 31.41 FT T

Directions:  
 From US-31 turn onto S Benzie Blvd. The building is located on the corner of Benzie Blvd and Commercial Ave on the East side of the road.

List Agent - Agt Nm Ph **Kari King - Cell: 231-651-0923**  
 List Agent - E-mail **kariking@c21northland.com**  
 List Offic - Ofc Nm Ph **Century 21 Northland-Frankfort - 231-352-7123**  
 List Agt 2 - Agt Nm Ph  
 List Agt 2 - E-mail  
 List Ofc 2 - Ofc Nm Ph  
 Sell Agt 1 - Agt Nm Ph  
 Sell Agt 1 - E-mail  
 Sell Ofc 1 - Ofc Nm Ph  
 Sell Agt 2 - Agt Nm Ph  
 Sell Agt 2 - E-mail

Listing Agreement Type **Exclusive Right to Sell**  
 List Date **4/20/2026**  
 Days On Market **0**

**1943987****245 S Benzie Boulevard****\$405,000**

PRESENT USE	<b>Restaurant/Food Service</b>	SEWER	<b>Municipal</b>
LICENSES	<b>None</b>	WATER	<b>Municipal Water</b>
FOUNDATION	<b>Slab</b>	EXTRAS	<b>Other</b>
CONSTRUCTION	<b>Frame</b>	PARKING	<b>Assigned, Street Parking</b>
ROOF	<b>Metal, Membrane</b>	INCLUDED IN LEASE	<b>Tax</b>
EXTERIOR FEATURES	<b>Stucco/Drivit</b>	ZONING	<b>Commercial</b>
LOCATION	<b>Corner Lot, Freestanding</b>	DOCUMENTS ON FILE	<b>Survey</b>
ROAD	<b>Public Maintained, Blacktop</b>	UNIVS DESIGN/BARRIER FREE	<b>No Steps Entry</b>
HEATING/COOLING SOURCE	<b>Natural Gas</b>	POSSESSION	<b>Negotiable</b>
HEATING/COOLING TYPE	<b>Forced Air</b>	TERMS	<b>Conventional Mortgage, Cash, 1031 Exchange</b>
Energy Star Rated		LEED-Homes	
NAHB Green Guidelines		LEED-Neighborhood	
Natl Green Build Standard		HERS-1	
Indoor Air Quality		Other Green Cert	

**Public Remarks:**

Exceptional opportunity to own a prime commercial building in the heart of the vibrant Village of Beulah just one block from public access to beautiful Crystal Lake. Ideally positioned on a prominent corner downtown, this property benefits from steady foot traffic and excellent visibility. Rebuilt in 2012, the nearly 2,3000-square-foot building features an attractive, modern design and offers incredible flexibility for a variety of uses. Whether you're seeking a solid investment with an established, successful tenant in place or envisioning launching your own business concept, this property provides a strong foundation for success. The site also offers room for expansion behind the building, opening the door to future growth and added value. Customers and visitors will appreciate the short walk to the lakeside park and beach, while seasonal highlights like summer concerts, holiday parades are hosted right in front of the building and draw consistent crowds. Surrounded by charming shops and restaurants, this location enjoys year-round activity in one of Northern Michigan's most inviting small-town settings.

**Agent Only Remarks:**

Business is not for sale with all fixtures, furniture and equipment including the kitchen sinks are not included in the sale. Current tenant would be interested in continuing to lease the building. Legal description and SEV information is from the county tax records, and square footage, additional information and features are accurate but should be verified by the buyer or buyer's agent.

**Third Party Remarks:****Showing Instructions:**

Showings are best after business hours. Please use ShowingTime to schedule, leave feedback within 24 hrs.

