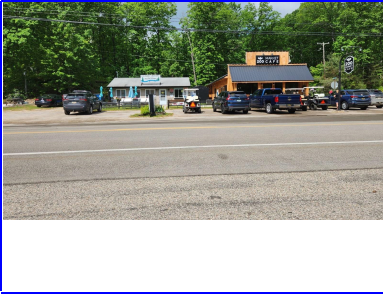


REALTOR Professional Report



Select



Commercial For Sale
Waterfront: No
Current Zoning:
Dimensions: 108x112x108x110
Business Name: See Documents Section
County: Roscommon
Township: Gerrish

MLS # 1942481
 Hospitality
List Price: \$745,000
Lease Price/SQFT:
Lease Price/Month:
Apx Total Fin SQFT 2428
Sub:
Lot#:
Apx Yr Blt: 1999
Remodeled:
Apx # Acres: 0.46
Owner: CleanBreakRealEstateLLC
Vacant:

New 1857 W Higgins Lake Unit #: **Roscommon 48653**

BUSINESS TYPE: Restaurant/Food Service, Retail Store

TAX ID #: 004-032-005-0300

LOCATION: Corner Lot, Freestanding

HEAT/COOLING: Natural Gas
 Forced Air, Central Air, Other, Window Air

CONSTRUCTION: Block, Frame

WATER: Private Well

BASEMENT: Slab

WASTE: Private Septic

ROOF: Asphalt, Metal

ZONING: Commercial

FLOORING:

ROAD: Public Maintained, Blacktop

LICENSES: Food

FINANCING: Commercial Loan, Cash, 1031 Exchange, Other

EXTRAS: Overhead Door(s), Phone System, Security System, Furniture/Fixtures, Additional Buildings
Not Applicable

POSSESSION: Negotiable

INCL IN RENT: None

Not Applicable

Fixtrs/Equip Value
 Assn Dues
 Rental Exp
 Rental Inc

Gross Sales
 Ins Exp (Annual)
 Heat Exp (Annual)
 Electric Exp (Annual)

Restrooms **2**
 Renewable
 Inv Value

Parking Spaces
 Full Time Employees
 Business Incl **Yes**
 Inventory Incl **No**
 Real Estate Incl **Yes**

Agent Only Remarks

Financial disclosures and showings may be subject to buyer's ability to provide proof of funds/pre-approval and signed NDA(s). Listing data including but not limited to, year built, measurements, square footage, acreage, & supplemental documents have been obtained via third-party sources and/or the seller. Information accuracy is deemed reliable but is not guaranteed. The purchaser and/or their designated agent should make independent verification before closing.

Public Remarks

Here's your chance to own a business with multiple-revenue streams on 0.46 acres within the premier Higgins Lake tourist corridor. The first structure, Country Corners Pizza, was established in 1995 and encompasses 1,024 square feet of functional space. The second building houses the 200 Market Cafe, opened in 2023. This modern coffee shop and market occupies 1,404 square feet of newly built space, providing espresso beverages, breakfast sandwiches, and bakery items alongside the proprietary Higgins Lake Coffee Company brand. The market serves as a hub for food staples and vacation essentials, including apparel and locally crafted jewelry. Guests may enjoy meals inside cozy dining spaces or the shared outdoor seating area. The site value is enhanced by its proximity to Higgins Lake, a spring-fed wonder once recognized by National Geographic. Famous for crystal-clear waters where

Directions

US-127 to 201 towards Higgins Lk Rd. Turn left on onto Pine Rd. Take another left onto Pine Dr. Turn right on West Higgins Lake Dr. Store immediately on your right and fire department across the street.

List Offic - Ofc Nm Ph **Century 21 Northland - 231-929-7900**
 List Agent - Agt Nm Ph **Deirdre Carroll - Cell: 231-534-4753**
 List Agent - E-mail **deirdre.carroll@c21northland.com**
 ListTeam - TeamNmPh

Exclusive Right to Sell
 Dual MLS #
 Sign **No**

List Ofc 2 - Ofc Nm Ph
 List Agt 2 - Agt Nm Ph
 List Agt 2 - E-mail

Sold Price
 Terms
 Concession
 Amount
 Closed
 List Date **2/24/2026**
 DOM **1**

Sell Ofc 1 - Ofc Nm Ph
 Sell Agt 1 - Agt Nm Ph
 Sell Agt 1 - E-mail