



W3576 US HWY 2/41 Spalding, MI

Property Features

- Freestanding Building with open floor plan
- Former Family Dollar
- Building Class B
- Retail
- Pylon Sign
- +/- 35 Surface Parking Spots
- Situated on US Hwy 2/41

Sale Price	\$499,000
Lease Rate	\$6.00 PSF
Building Size	9,184 SF
Available SF	9,184 SF
Lot Size	+/- 1.08 Acres

For more information:

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For Lease
9,814 SF Retail Space
Available Now



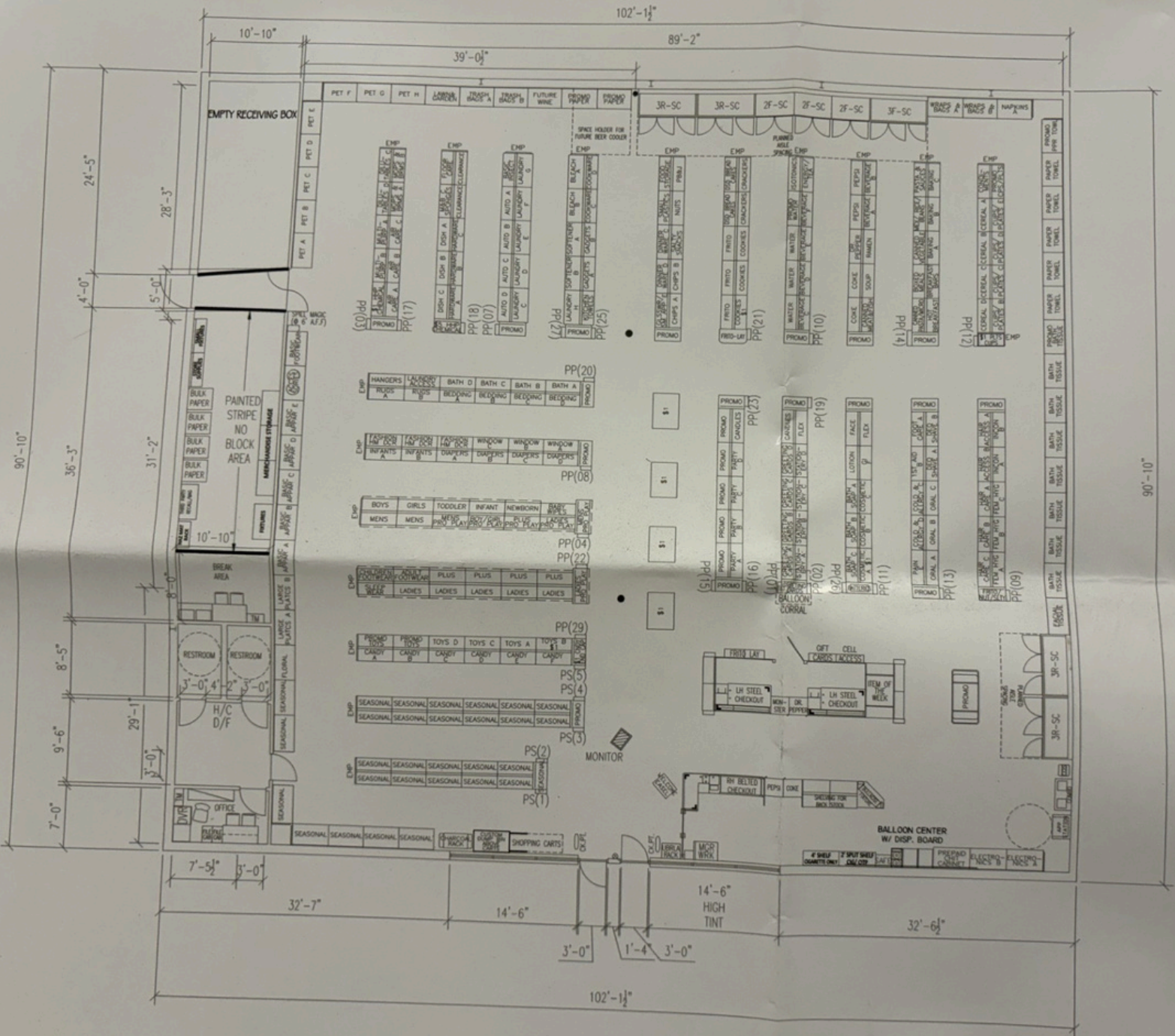


For Lease

9,814 SF Retail Space


Available Now



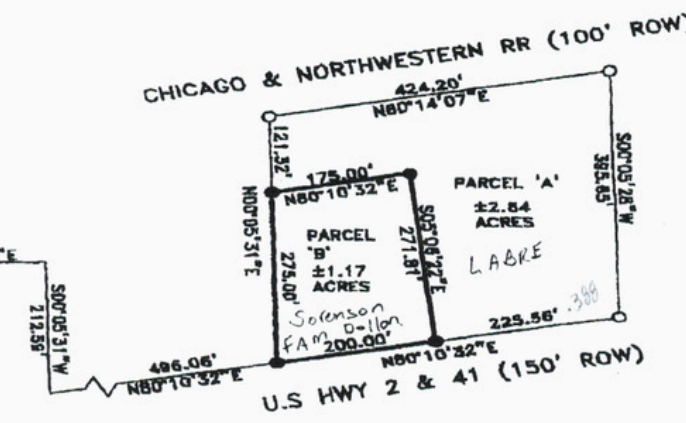


CERTIFICATE OF SURVEY

ALL THAT PART OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 10, AND THAT PART OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 15, T38N, R26W, SPALDING TOWNSHIP, MENOMINEE COUNTY, MICHIGAN



SW CORNER SECTION 10
T38N, R26W





PARCEL 'A'
±2.84
ACRES
LABRE

PARCEL 'B'
±1.17
ACRES
Solenon
D-110n
FA# 200.00'

NOTE: BEARINGS ARE BASED ON A CERTIFIED SURVEY NUMBER 567 BY WILLIAM LENCA RECORDED IN BOOK 4 OF CERTIFIED SURVEYS, MENOMINEE COUNTY RECORDS




SCALE 1" = 200'





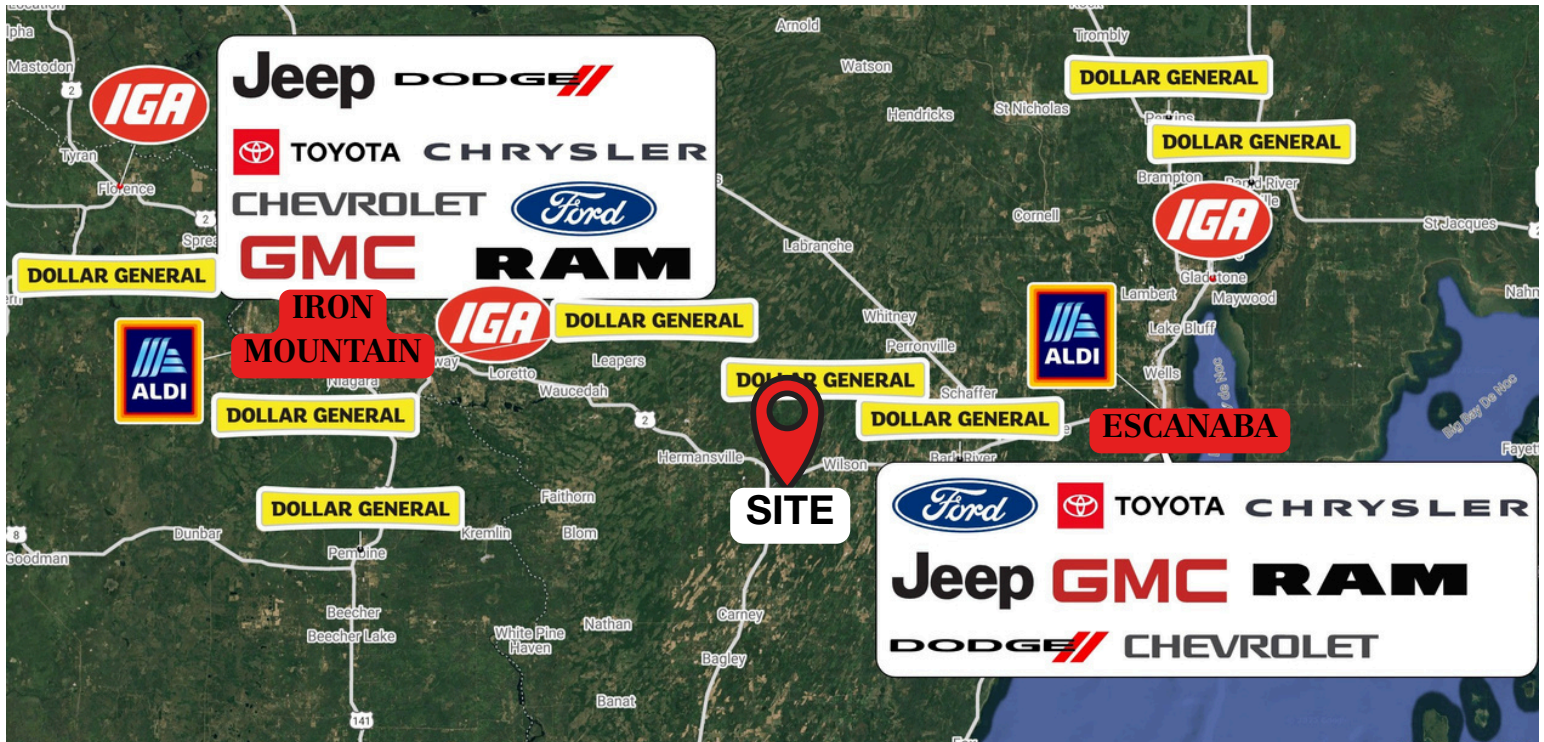
JASON POUPPORE, P.S. 51484

LEGEND:

-  FOUND SECTION CORNER
-  FOUND 1/2" x 24" CAPPED IRON ROD SET BY WILLIAM LENCA
-  SET 5/8" x 24" CAPPED IRON ROD

POUPPORE SURVEYING 601 WALKER ST. IRON MOUNTAIN, MI 49801 (906)779-2970		PREPARED FOR LEO LABRE PART OF SE $\frac{1}{4}$ -SW $\frac{1}{4}$ OF SECTION 10, AND NE $\frac{1}{4}$ -NW $\frac{1}{4}$ OF SECTION 15, T38N, R26W, SPALDING TOWNSHIP, MENOMINEE COUNTY, MICHIGAN	
DATE: 12/15/04	JOB NO: 04-034	JOB NAME: LEO LABRE SURVEY	SHEET 1 OF 2

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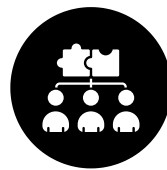


Demographics (5 & 10 Mile Radius)



POPULATION

5 MILES:	2,250
10 MILES:	6,299



EMPLOYEES

5 MILES:	8
10 MILES:	173



AVERAGE INCOME

5 MILES:	\$78,677
10 MILES:	\$82,948



BUSINESSES

5 MILES:	2
10 MILES:	24



AVERAGE HOUSEHOLDS

5 MILES:	977
10 MILES:	2,750



DRIVE TIME

Iron Mountain	+/- 35 Mins
Escanaba	+/- 27 Mins

STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.