



OFFICE BUILDING FOR SALE OR LEASE

615 Beardsley St

executive summary



615 Beardsley St | Boyne City, MI 49712

SALE PRICE:	\$495,000
LEASE RATE:	\$10/SF/YR/NNN \$2.32/TAX & INS/SF/YR
LOT SIZE:	1.95 ACRES
BUILDING SIZE:	5,000 SF
YEAR BUILT:	1995
ZONING:	COMMERCIAL

PROPERTY OVERVIEW

Boyne City office building with 5,000 sq. ft. available to purchase or lease. Located in a business park setting close to M-75 (Boyne Ave). On a 2 acre parcel with room to expand or add another building. Excess land could also be split into a separate parcel. Includes three restrooms, full kitchen, washer/dryer hookup, and covered driveway entrance. LED lighting and fenced rear yard area with wooded setting. Building could readily be split into two or three tenant spaces. Plenty of water connections for medical uses. Works well for office, retail, daycare, church, community center or similar uses. Regional Commercial/Industrial District zoning allows for variety of other uses including retail and bank or restaurant with drive-through. A/C replaced in May 2025.

PROPERTY HIGHLIGHTS

- 2 Acre Lot with Room to Expand
- Covered Driveway Entry
- Close to M-75

BILL SOMERVILLE | Senior Associate | Commercial Realtor | 231.929.2955 | bsomerville@threewest.com



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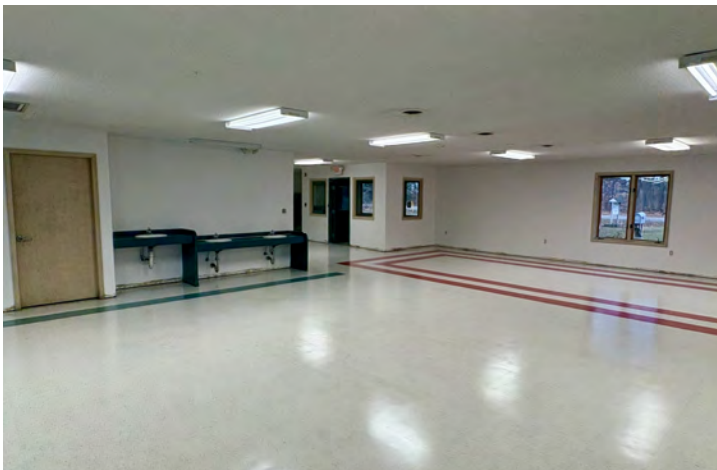


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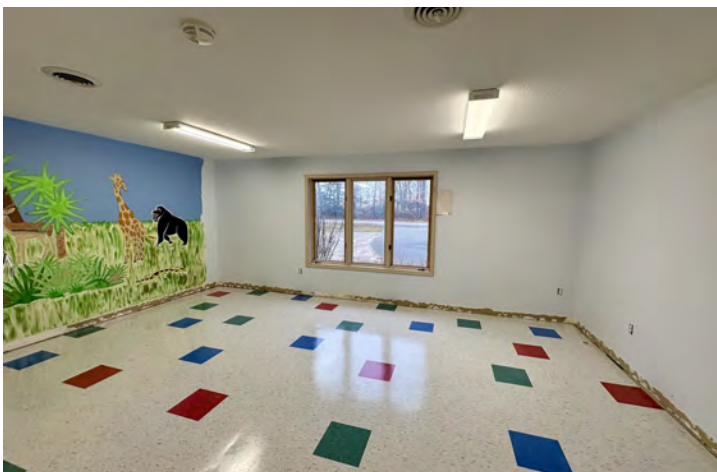
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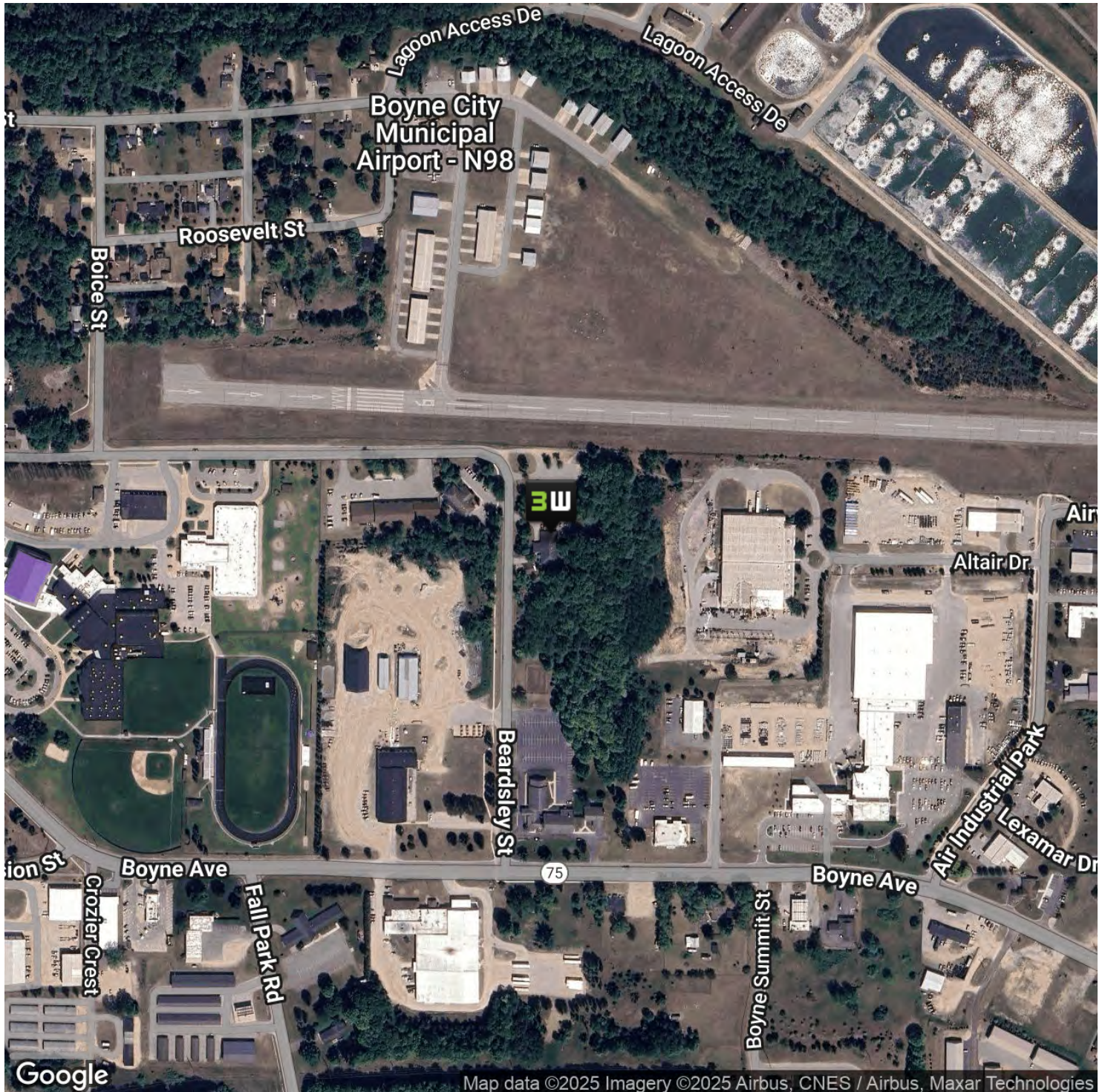
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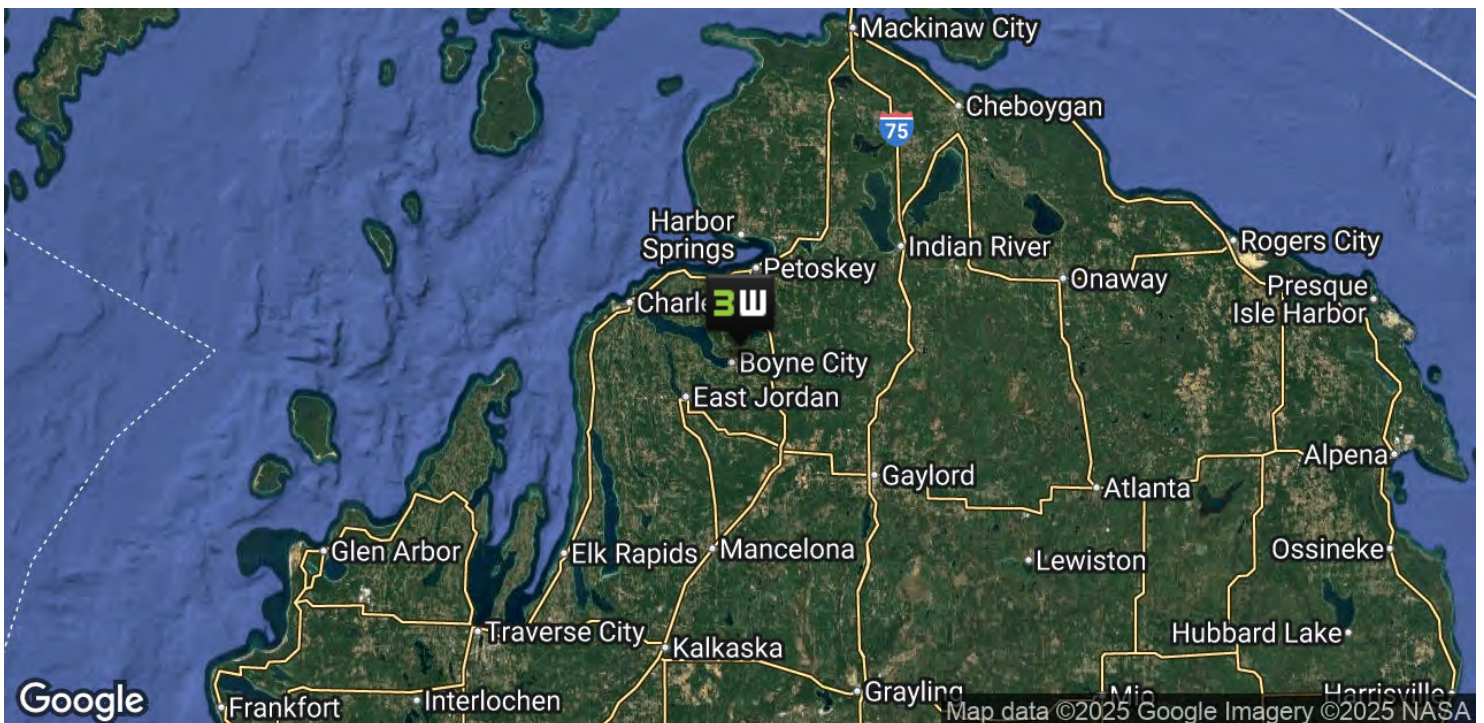
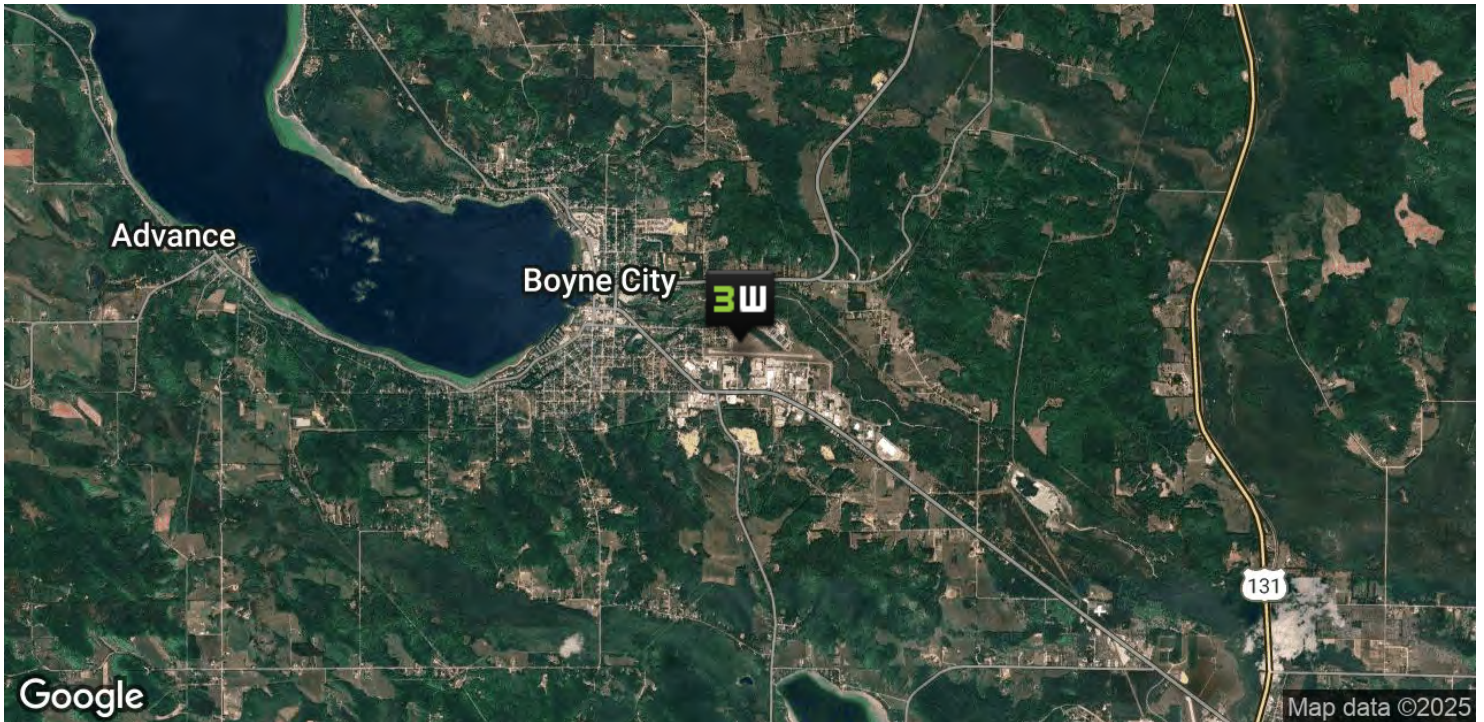
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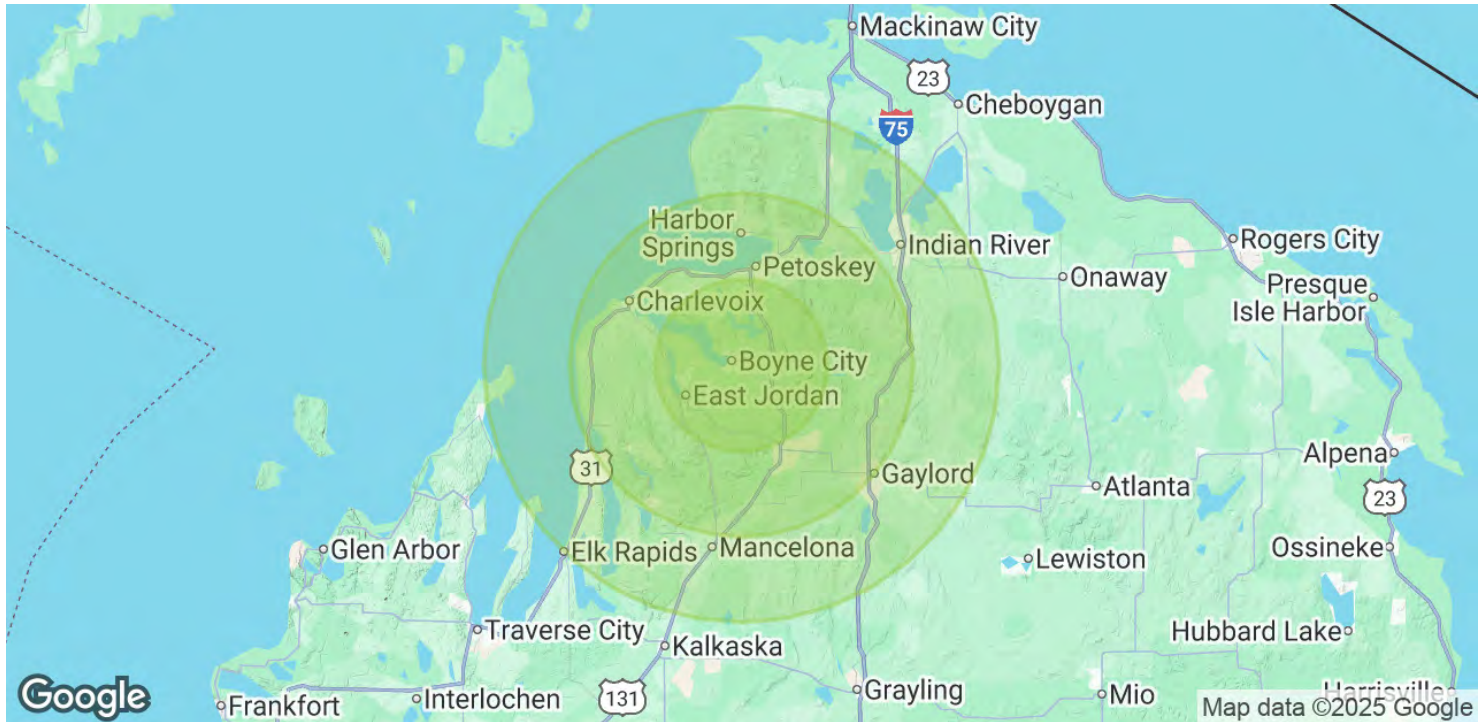


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POPULATION

	10 MILES	20 MILES	30 MILES
Total Population	22,120	70,922	134,442
Average Age	43.0	42.9	43.0
Average Age (Male)	42.4	41.9	42.2
Average Age (Female)	43.0	43.7	43.7

HOUSEHOLDS & INCOME

	10 MILES	20 MILES	30 MILES
Total Households	9,346	29,604	55,867
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$67,450	\$66,210	\$62,163
Average House Value	\$244,828	\$236,952	\$214,636

2020 American Community Survey (ACS)

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