



RETAIL & LUMBERYARD FACILITY FOR SALE · \$969,000

346 W. Laketon Avenue · Muskegon, Michigan



A 2.73-acre commercial property occupying a full city block in Muskegon, improved with approximately 35,469 square feet of retail showroom, office, warehouse, and covered storage. Most recently operated as a full-service lumberyard, the site offers frontage on West Laketon Avenue, Seventh Street, and Sixth Street, with a fully fenced and gated contractor yard.

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NorthStar Commercial, LLC
16920 Ferris Street
Grand Haven, MI 49417

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City of Muskegon and Muskegon County demographic indicators.

OFFERING SUMMARY

SALE PRICE	\$969,000
PRICE PSF	\$27.32
BUILDING SIZE	35,469 SF
TOTAL ACREAGE	2.73 Acres
SALE TERMS	Cash to Seller
POSSESSION	At Close
ZONING	B-4 (201 Commercial)

- Approximately 35,469 square feet across multiple structures
- Full city block with frontage on three streets
- Finished retail showroom with skylights and track lighting
- Private offices, corridor suite, and two restrooms
- Clear-span storage buildings with interior racking and mezzanine
- Covered exterior lumber sheds with drive-through access
- Fully fenced and gated yard with paved and gravel surfaces
- Rooftop package heating and cooling serving showroom and office
- Overhead doors and dock-height loading on the warehouse buildings
- Adjacent to the Laketon Avenue bike path and Muskegon High School

PROPERTY INFORMATION

PROPERTY DETAILS	
Property Type	Retail / Lumberyard
County	Muskegon
Taxing Authority	City of Muskegon
Zoning	B-4 (201 Commercial)
Parcel ID	24-205-461-0001-00
Total Acreage	2.73 Acres

SITE	
Address	346 W. Laketon Ave
City	Muskegon, Michigan
Laketon Frontage	± 494 Feet
Seventh St Frontage	± 290 Feet
Street Frontages	Three
Parking / Yard	Paved & Gravel

IMPROVEMENTS	
Building Size	± 35,469 SF
Structures	6
Showroom / Office	Finished
Storage	Clear-Span
Covered Sheds	Yes
Yard	Fenced & Gated

SITE AERIAL

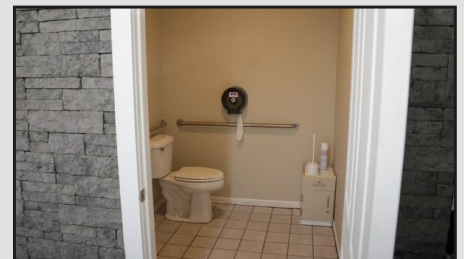
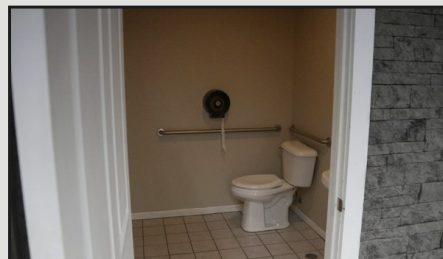
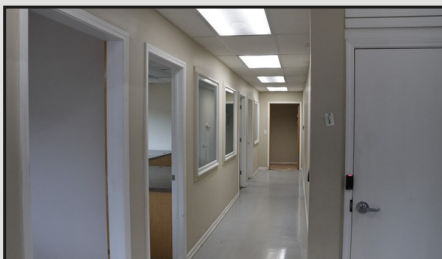
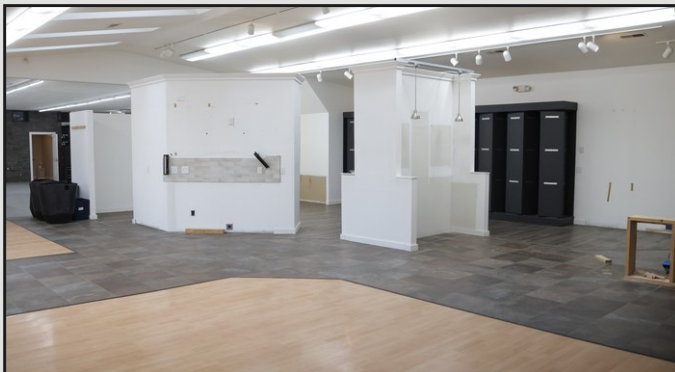
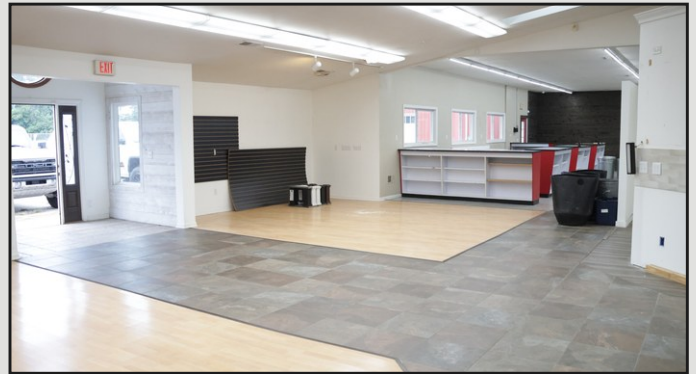
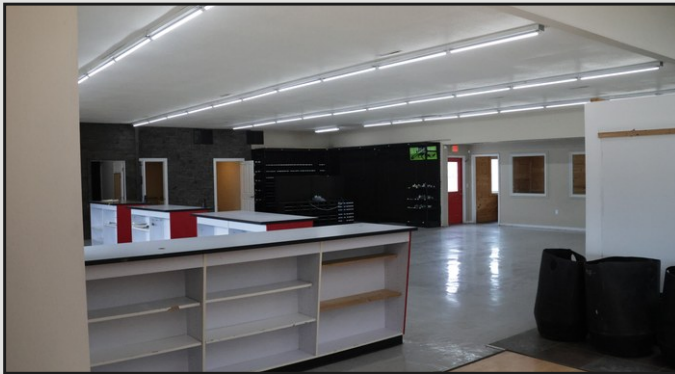


Boundary shown is approximate and for illustration only. Refer to the Certificate of Survey on page 9.

EXTERIOR PHOTOS



RETAIL SHOWROOM & OFFICE



WAREHOUSE & STORAGE



YARD & SITE



CERTIFICATE OF SURVEY

Certificate of Survey

To: *Keene Lumber*

I, John M. Noulain, a Professional Surveyor in the State of Michigan, hereby certify that I have surveyed the parcel(s) of land described and delineated hereon; that said plot is a survey of the land as surveyed by me; that the survey was performed in accordance with the provisions of the Michigan Surveying Act, and that the survey was performed with a closure not greater than 1 in 5,000. This survey was made from the attached legal description. The description was given to us by the person certified to, or was prepared by us from information or documents given to us by the person certified to, and should be compared with the Abstract of Title or Title policy for accuracy, easements or exceptions.

Description Furnished

Land situated in the City of Muskegon, County of Muskegon, State of Michigan to wit:

That part of Block 461, City of Muskogee Revised Plat (for 1903) as beginning at the South 1/4 corner of Section 30, Town 10 North, Range 19 West and 36 degrees 15 minutes 00 seconds East, along the South line of said section 454.35 feet; thence North 00 degrees 09 minutes 00 seconds East, along the West line of said block 147.77 feet, more or less, to a point which is 142 feet South of the Northwest corner of said Block 461; thence South 89 degrees 49 minutes 58 seconds East, along the East line of said block 143.70 feet; thence South 00 degrees 15 minutes West, along said East line 143.70 feet, thence continuing South 00 degrees 09 minutes 00 seconds East, along the East line of said block 143.70 feet, to a point which is 30 feet North of the Southeast corner of said Block 461; thence West, parallel to the South line of said block, 294.37 feet, to the Northwest corner of said Block 461; thence South 00 degrees 09 minutes 00 seconds East, along the East line of said block; thence North 89 degrees 57 minutes 35 seconds West, along the West line of said block 143.70 feet, to a point 58 minutes 01 seconds West 46.61 feet to the Point of Beginning.

MINUTES OF THE Second West 46.61 feet to the Point of Beginning;
 ALSO INCLUDE Lots 1,2 and 14,15 and Northerly 10 feet of Block 461
 lying South of Lots 2, 10 and 12 through 15 (being the Northerly 10
 feet of Lots 3, 9, 16 and adjacent vacated alleys) AND vacated alleys
 abutting Lots 1, 2, 9 and 15 through 16; ALSO with ACCESS easement
 over the lots in Liber 2187, Page 94, Muskegon County Records;
 Also described as all of Block 461 EXCEPT Lots 1, 2, 9, 10, 11 and
 vacated North-South Alley between Lots 10 through 12; AND EXCEPT
 the South 30 feet of the East 294 feet & that portion deeded to City
 of Muskegon by Liber 2187, Page 460, Muskegon County Records for
 Bike Trail.

LEGEND

- | | | | |
|---|-----------------------|---|--------------------|
| O | SET IRON ROD | | FENCE |
| ● | FOUND IRON ROD |  | SANITARY MANHOLE |
| ■ | FOUND CONC. MONUMENT |  | CATCH BASIN |
| △ | PLSS MONUMENT |  | POWER/UTILITY POLE |
| ◇ | SET WOOD LATH |  | HYDRANT |
| P | PLATTED DIMENSION |  | WATER VALVE |
| D | DESCRIPTION DIMENSION |  | COMMUNICATION PED |
| M | MEASURED DIMENSION |  | LIGHT POLE |
| C | CALCULATED DIMENSION |  | GAS MANHOLE |

S 1/4 Cor.
Sec. 30,
T10N. R16W

S 89°57'35" E D&M=454.35'

Larch Ave.

Nousain Surveying & Mapping, LLC

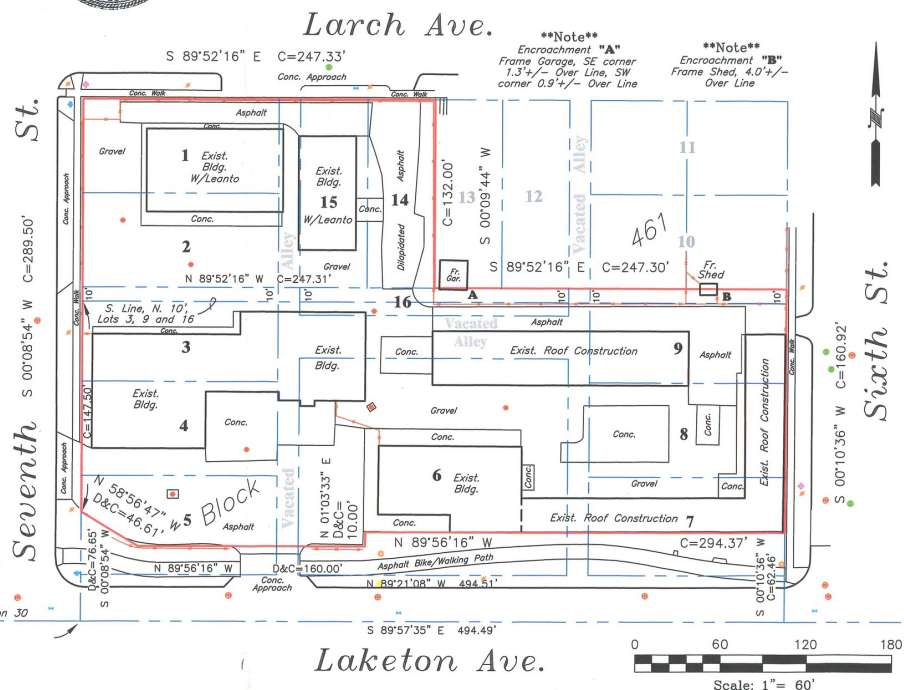
2701 Crystal Lake Rd Lot 19
Whitehall, MI 49461 Phone: 231-893-2286

Drawn by JMN

Date 08-07-25



John M. Nousain, P.S. #41106



Survey reproduced for reference only. Buyer to verify all boundaries, easements, and encroachments independently.

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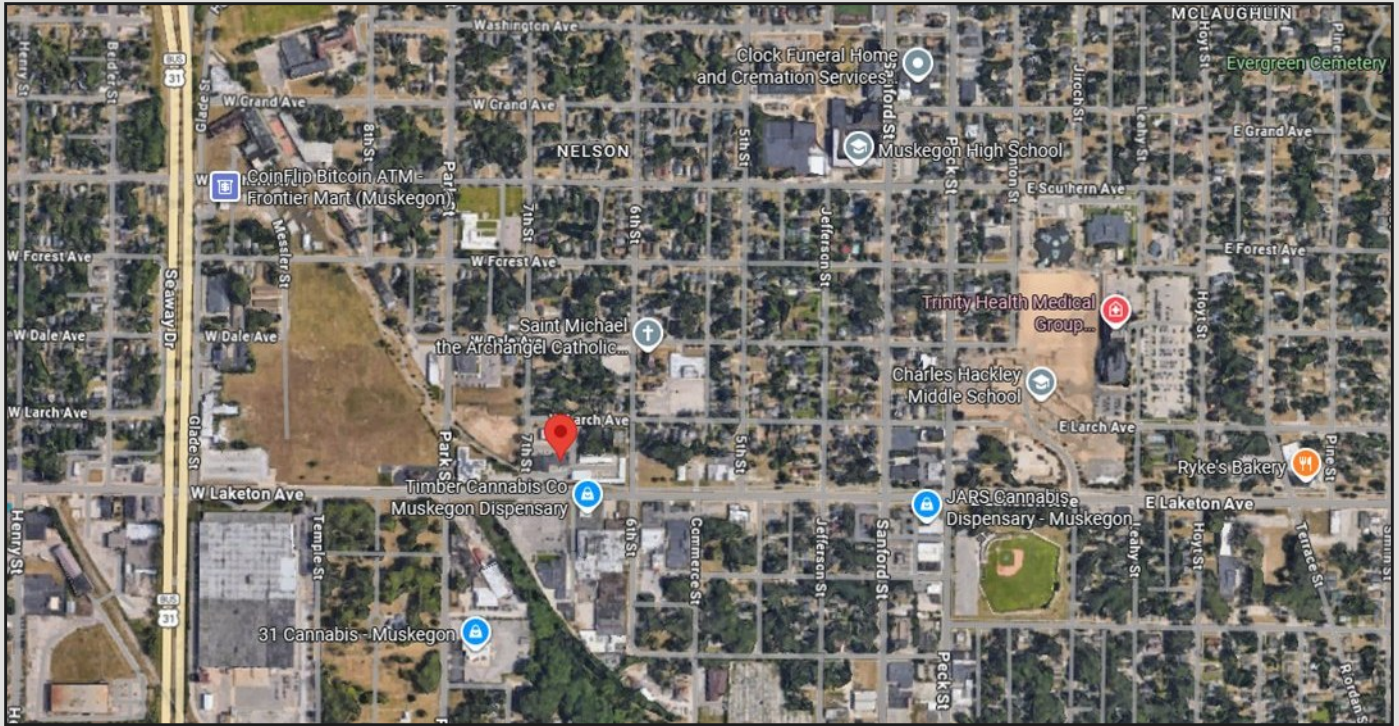
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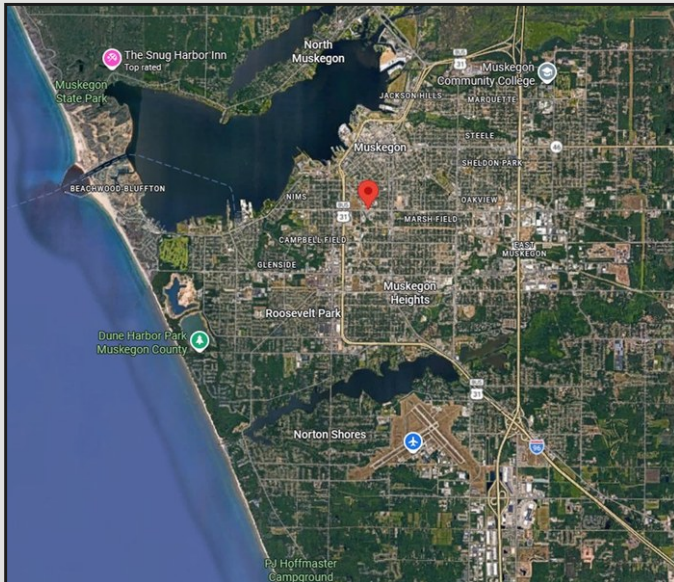
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LOCATION MAPS & AERIALS

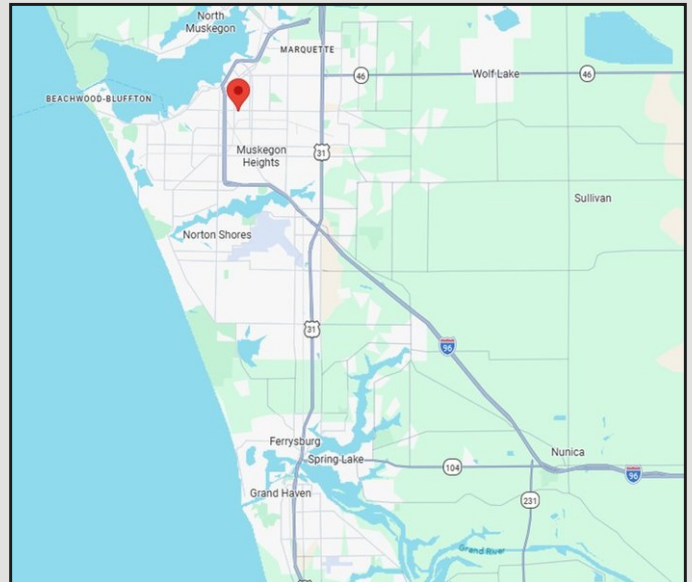
IMMEDIATE AREA AERIAL



REGIONAL AERIAL



REGIONAL MAP



AREA DEMOGRAPHICS

INDICATOR	CITY OF MUSKEGON	MUSKEGON COUNTY
Population	37,226	175,961
Households	± 14,000	± 71,000
Median Household Income	\$44,735	\$65,024
Per Capita Income	\$24,151	\$32,532
Median Age	36.0 years	40.0 years
Persons Below Poverty Line	24.9%	14.0%
Land Area	14.1 square miles	509 square miles
Top Employment Sector	Manufacturing	Manufacturing

Source: U.S. Census Bureau, American Community Survey 2024 five-year estimates.

TRADE AREA NOTES

- Located on West Laketon Avenue, an east-west arterial connecting Business US-31 with central Muskegon.
- Within one mile of Muskegon High School, Charles Hackley Middle School, and Trinity Health Medical Group.
- Approximately one-half mile east of Business US-31 / Seaway Drive.
- The Laketon Avenue bike and walking path runs along the southern boundary of the site.
- Muskegon County population of approximately 176,000 within the greater trade area.