

Provided as a courtesy of

**Heather LaVanture**

CENTURY 21 Northland

466 1st Street

Manistee, MI 49660

Office - (231) 357-0872

[heather.lavanture@c21northland.com](mailto:heather.lavanture@c21northland.com)<http://www.c21northland.com>

<b>County:</b>	Manistee	<b>Modifier:</b>	<b>Cross Streets:</b>	Potter Road
<b>Property Sub-Type:</b>	Business Opportunity	<b>Area:</b>	<b>Sub-Area:</b>	
<b>Municipality:</b>	Bear Lake Twp	<b>Subdivision:</b>	<b>Principal Road:</b>	Yes
<b>Builder Name:</b>		<b>Ownership Type:</b>		Private Owned

<b>Auction or For Sale:</b>	For Sale	<b>List Price/SqFt:</b>	199.14	<b>Prop Avail for Lease?:</b>	No
<b>On-Market Date:</b>		<b>Current Bldg Use:</b>	Vacant	<b>Date Available:</b>	03/12/2026
<b>Former Listing Key:</b>					

<b>New Construction:</b>	No	<b>Construction Status:</b>		<b>Lot Measurement:</b>	Acres
<b>Lot Square Footage:</b>	40,075	<b>Lot Acres:</b>	0.81	<b>Lot Dimensions:</b>	150 X 267
<b>Year Built:</b>	1999	<b>Road Frontage:</b>	150	<b>Mineral Rights:</b>	No
<b>Listing Number Display:</b>		<b>Year Remodeled:</b>		<b>Total # Units:</b>	1
<b># of Diff Unit Floor Plans:</b>	1	<b># Fin Bldg Lvl:</b>	2	<b>Total # Bldgs:</b>	1
<b>Total SqFt:</b>	1,632	<b>Total Net SqFt:</b>	1,632	<b>Property Use Type:</b>	Business
<b>Restrooms:</b>	1	<b>Total Baths:</b>		<b>Waterfront:</b>	No
<b>Body of Water:</b>		<b>School District:</b>	Bear Lake	<b>Statewide Lakes &amp; Rivers:</b>	
<b>Elementary School:</b>		<b>Middle School:</b>		<b>High School:</b>	

<b>Tax ID #:</b>	02-008-275-04	<b>Taxable Value:</b>	75,360	<b>SEV:</b>	122,500
<b>For Tax Year:</b>	2025	<b>Seller's Annual Property Tax:</b>	3,487	<b>Tax Year:</b>	2026
<b>Homestead %:</b>	0	<b>Spec Assessment &amp; Type:</b>	none	<b>Non-Conforming Use:</b>	
<b>Zoning:</b>	Commercial				

**Public Remarks:** Versatile Commercial Opportunity. Great opportunity on a main highway just outside the Village of Bear Lake. This office building is located in a desirable multi-use zoning district, offering excellent flexibility for a variety of potential uses. Property is on the busy US31 roadway between Manistee & Traverse City. Building is across the road from Wolf River Golf Park, an 18 Hole Golf Course. Currently set up as an office, the property could easily be reimagined as a short-term rental, duplex, professional office, or other income-producing venture--limited only by the buyer's vision. The convenient highway location provides strong visibility and easy access for clients, guests, or tenants. Whether you're looking to expand your business, invest in rental property, or create a unique live/work space, this property offers outstanding potential in a growing Northern Michigan area.

<b>Sold Price/SqFt:</b>	<b>Status Comments:</b>
-------------------------	-------------------------

**Legal:** See full legal description in documents  
**Directions:** Just South of Bear Lake across from golf course

<b>Additional Details:</b> Total Parking Spaces: 15	<b>Roofing:</b> Other	<b>Heat Type:</b> Forced Air
<b>Property Use:</b> Vacant/Owner-User	<b>Foundation:</b> Block	<b>Air Conditioning:</b> Central Air
<b>SqFt Information:</b> Security System; Smoke Detector(s)	<b>Below Grade:</b> None	<b>Driveway:</b> Paved
<b>Waterfront Options:</b> Water Frontage: 150	<b>Additional Features:</b> Barrier Free; Bath Common Area	<b>Street Type:</b> Paved; Public
<b>Uses:</b> Professional Service; Professional/Office; Recreation; Retail	<b>Sewer:</b> Septic Tank	<b>Purchase Terms Avail:</b> Cash; Conventional
<b>Ownership:</b> LLC	<b>Water:</b> Well	<b>Docs at List Office:</b> Aerial Photo
<b>Business Includes:</b> Real Estate	<b>Utilities Attached:</b> Electricity Connected; Natural Gas Connected	<b>Sale Conditions:</b> None
<b>Construction Type:</b> Frame/Wood	<b>Util Avail at St:</b> Electricity Available; Natural Gas Available; Phone Available	<b>Possession:</b> Close Of Escrow
<b>Exterior Material:</b> Vinyl Siding	<b>Heat Source:</b> Natural Gas	

<b>Latitude:</b>	44.412566	<b>Longitude:</b>	-86.152036
------------------	-----------	-------------------	------------

<b>Days On Market:</b>	6	<b>List Price:</b>	325,000
------------------------	---	--------------------	---------

<b>LA:</b> Virginia Pelton; (231)690-0852; <a href="mailto:gini@c21northland.com">gini@c21northland.com</a>	<b>LO:</b> CENTURY 21 Northland; (231)723-6100; <a href="mailto:info@c21northland.com">info@c21northland.com</a>
---	--