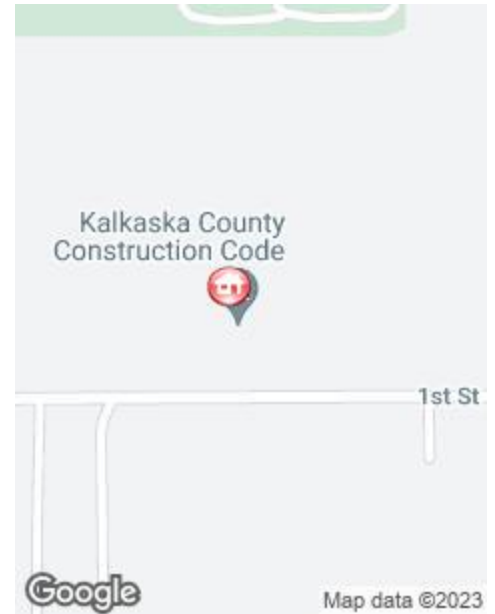


REALTOR Report**890 Island Lake Road****Sale****\$1,400,000**

MLS # **1918042**
 Status **Active**
 Type **Industrial**
 Vacant Land **Yes**
 Lease/Mon
 Lease Price per SQ FT
 Type of Ownership **Private Owner**
 City **Kalkaska**
 Zip **49646**
 Unit #
 Development Name **N/A**
 Business Incl **No**
 Real Estate Incl **Yes**
 Inventory Incl **No**
 County **Kalkaska**
 Township **Kalkaska**
 Section # **17**
 Qtr Section
 Town **T 27N**
 Range **R 7W**
 Tax ID **008-017-010-10**
 Owner **Kalkaska County**



Body of Water	ApXyrBlt	1979	Renewable (Y/N)	
Private/Shared	Year Updated		Occupied	Yes
Water Front Footage	Year Remodeled		Sign	Yes
Lake Size	% of Remodel		Inventory Value	
Number of Acres	TotalFinSF	28251	Fixtrs/Equip Value	
Lot #	# Restrooms		Rental Income (Annual)	
Lot Dimensions	Full Time Employees		Rent Exp (Annual)	
Business Name	Parking Spaces		Ins Exp (Annual)	
	Electric Exp (Annual)		Heat Exp (Annual)	
Dual MLS #	Gross Sales			

Summer Taxes	0.00	Legal Description:
Winter Taxes	0.00	THE S 1/2 OF SW 1/4 OF SW 1/4 EXC: THE W 330 FT SEC 17 T27N-R7W CONT 15 ACRES
Other Taxes		M/L

Year: Summer **2022**
 Year: Winter **2022**
 SEV **0**
 SEV Year **2023**
 Taxable Value
 Annual Assn Dues
 Principal Residence **No**

Directions:

From Traverse City, take M-72 E to right on W Kalkaska Rd, follow W Kalkaska Rd to Island Lake Rd, on the left. Destination is also on the left.

List Agent - Agt Nm Ph **BJ Brick - Cell: 231-883-7570**
 List Agent - E-mail **bj@brickcorbett.com**
 List Offic - Ofc Nm Ph **REMAX Bayshore - W Bay Shore Dr TC - 231-941-4500**
 List Agt 2 - Agt Nm Ph **Bonnie Garrett - Home: 231-631-5091**
 List Agt 2 - E-mail **bonniegarrett2020@gmail.com**
 List Ofc 2 - Ofc Nm Ph **REMAX Bayshore - Kalkaska - 231-258-8046**
 Sell Agt 1 - Agt Nm Ph
 Sell Agt 1 - E-mail
 Sell Ofc 1 - Ofc Nm Ph
 Sell Agt 2 - Agt Nm Ph
 Sell Agt 2 - E-mail

Listing Agreement Type	Exclusive Right to Sell
List Date	12/7/2023
Days On Market	15
BA	2.5
SA	0.0
TC	0.0
Variable Rate	No

1918042**890 Island Lake Road****\$1,400,000**

PRESENT USE	Manufacture/Warehouse, Office Building, Other	SEWER	Private Septic
LICENSES	None	WATER	Private Well
FOUNDATION	Slab	EXTRAS	Overhead Door(s), Loading Dock(s), Additional Buildings, 14ft Ceiling Height
CONSTRUCTION	Block, Steel, Other	PARKING	Parking Lot
ROOF	Other	INCLUDED IN LEASE	None
EXTERIOR FEATURES	Block, Other	ZONING	Industrial, Office, Other, Commercial, Manufacture/Warehouse
LOCATION	Freestanding	DOCUMENTS ON FILE	Other
ROAD	Public Maintained, Blacktop	UNIVS DESIGN/BARRIER FREE	Other
HEATING/COOLING SOURCE	Natural Gas	POSSESSION	Other
HEATING/COOLING TYPE	Forced Air, Central Air, Other	TERMS	Commercial Loan, Cash
Energy Star Rated		LEED-Homes	
NAHB Green Guidelines		LEED-Neighborhood	
Natl Green Build Standard		HERS-1	
Indoor Air Quality			

Public Remarks:

Located in the heart of Kalkaska, this 15-acre parcel radiates potential! Zoned 'light industrial', this property hosts multiple commercial buildings ranging in size from 4,320 sq ft to 14,835 sq ft, and featuring an array of features, including plentiful storage and/or manufacturing space, expansive ceilings with convenient 14' overhead doors and loading dock, as well as a 135' tower. A well-maintained annex building also boasts numerous offices, kitchen space, and restroom/locker room facilities. Additionally, the seller is amenable to having the parcel surveyed and will divide the property, under the correct circumstances. With a prime Kalkaska location and variety of possibilities, this property exudes opportunity!

Agent Only Remarks:

See Associated Documents for building floor plans and measurements. Survey reflects parcel as being 14.55-acres, but current tax records reflect 15-acres. Property is being sold As Is. Buyer to take possession on 4/1/2024. Furnishings and equipment are not included in sale, but can be negotiated for purchase. Listing data, including year built, measurements, square footage & supplemental documents have been obtained from third party sources and/or the seller. Information is deemed reliable but cannot be guaranteed for its accuracy. Independent verification should be made by the purchaser prior to closing. For questions please contact Bonnie Garrett at bonniegarrett2020@gmail.com, 231-631-5091 or BJ Brick at BJ@brickcorbett.com, 231.883.7570.

Third Party Remarks:**Showing Instructions:**

24 hours notice is required for all showings. Listing Agent must be present to accompany all showings, as Kalkaska Central Dispatch is currently occupying the property. Please submit all showing requests via Showingtime. If you need assistance, call our office 231.941.4500.