

Address: 941 S Ninth Avenue , Alpena , MI ; 49707

	MLS#:	201838582	<i>Provided as a courtesy of Julie Sommerfield</i>
	List Price:	\$ 303,666	CENTURY 21 NORTHLAND of ALPENA
	Type:	Commercial/Industrial	605 Ripley Boulevard
	Bus/Inv Descrip:	Currently Consolidated Fruit	Alpena, MI 49707
	Prop Type:	Commercial	
	Township/City/Village:	City	
	County:	Alpena	
	In City Limits:	Yes	
	Current Zoning:	Commercial	
	Lake/River Other		

Lot Size SqFt	42,689.00	Warehouse SqFt:	5460	SqFt Total:	5460
SqFt Source:	County Records	Levels:	1	Tax ID:	093-587-000-041-00
Owner/Tenant:	Butch	Ownership Status:	Owner	Approved by MLS:	Yes
Subdivision or T/R:	T31N, R8E	School District:	Alpena	Sec# / Blk:	Section 21
Internet Access	Cable	Lot Size Dimensions:	323.3x189.9x266.6x113.3		

Public Remarks: Exceptional opportunity to own a 5,460-square-foot distribution warehouse offering three loading ramps, partial cooling, and generous parking. The property spans five lots and is located within the City of Alpena. Square footage is approximate and should be verified by the buyer or buyer's agent.

Supplement

Legal: 941 S. NINTH AVE. LOTS 1, 2, 3, 4 & 5 BLK 7 RIPLEYS ADD TO THE CITY & LOTS 1 & 2 BLK 2 O'BRIEN & SLEATORS ADD TO THE CITY

Directions: Ripley Boulevard to corner of Ninth Avenue

Showing Instructions: Appointment Only Showingtime

Electric:	On Site	Business Information:	Real Estate Only
Gas:	On Site	Construction:	Block; Steel
Water:	Municipal	Occupant:	Owner
Sewer:	Municipal	Util Pd by Owner:	Cable; Electric; Fuel; Maintenance; Sewer; Water
Heat/Air:	Natural Gas	Taxes and Possession:	Taxes: \$5,026.72; Tax Year: 2025; Association Dues: No; Possession: Immediate
Basement:	Block Foundation; Crawl Space; Partial Basement	Documents/Disclosure:	None
Extras:	High Visibility; Loading Dock; Storage	Terms:	Cash; Conventional Mort
Road:	Paved	Drive:	Other
Present/Ptntl Use:	Distribution Capability	Parking:	Parking Lot
		Sign:	Sign: Yes

DOM:	0	Orig List Price:	\$ 303,666	Begin Date:	01/27/2026
Expire Date:	01/27/2027	Status Change Date:	01/27/2026	Foreclosure:	No
Short Sale	No	Type of Service:	Full Service		

LM: Paul A Momrik Mobile: (989) 657-0534; Office: paul@momrik.com;

LO: CENTURY 21 NORTHLAND of ALPENA Office: (989) 356-2181



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