

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



**MLS#:** 201838582  
**List Price:** \$ 303,666  
**Type:** Commercial/Industrial  
**Bus/Inv Descrip:** Currently Consolidated Fruit  
**Prop Type:** Commercial  
**Township/City/Village:** City  
**County:** Alpena  
**In City Limits:** Yes  
**Current Zoning:** Commercial

*Provided as a courtesy of*  
**Julie Sommerfield**  
CENTURY 21 NORTHLAND of  
ALPENA  
605 Ripley Boulevard  
Alpena, MI 49707

**Lake/River Other**

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

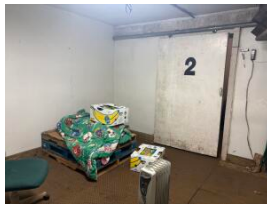
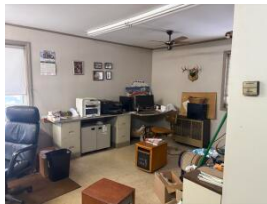
**Showing Instructions:** Appointment Only Showingtime

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

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

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

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



MLS#: 201838582

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