



REICHARD & HACK



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## BUILDING FOR SALE - ZONING OPTIONS IN DOWNTOWN GLEN ARBOR



5955 S. OAK STREET, GLEN ARBOR, MI 49636

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5955 S. OAK STREET, GLEN ARBOR, MI 49636



Lake Michigan

LOT SIZE:	0.25 acres / 158' x 138'
BUILDING SIZE:	1,265 SF
YEAR BUILT:	1965 / Updated 2021
ZONING:	Glen Arbor Twp. Business 2 (Commercial)
TRAFFIC COUNT:	2,200 / day (M22 & S Oak St.)





## PROPERTY OVERVIEW

Vast zoning uses provide endless possibilities for this ideal location in the heart of Glen Arbor. Whether you are looking to open a new business, move your office or develop the site, it can all happen here. The spacious building awaits your new business ideas and offers an opportunity for an entrepreneur to bring their vision to life in one of the area's finest communities.

With plenty of parking and a green space exterior, the building boasts attractive curb appeal. Inside, it features a kitchen space, offices, large rooms, a handicap entry ramp, storage space, and two bathrooms, providing you with many options for various business setups.

The property is close to some of the area's best beaches, dining, shopping, and recreational activities like floating down the Crystal River. Experience Up North at its finest!



## PROPERTY INFORMATION

MLS: 1923516

AGE OF ROOF: NEW 2023

CORNER PROPERTY: YES

AGE OF SEPTIC: NEW 2021

LOT STREET FRONTAGE: 138'

WELL PUMP: NEW 2017

LOT DEPTH: 158'

(4" diameter; Steel)

NO. of PARKING SPACES: 12

WATERFRONT: NO

HANDICAP ACCESS: YES

CENTRAL HVAC: YES

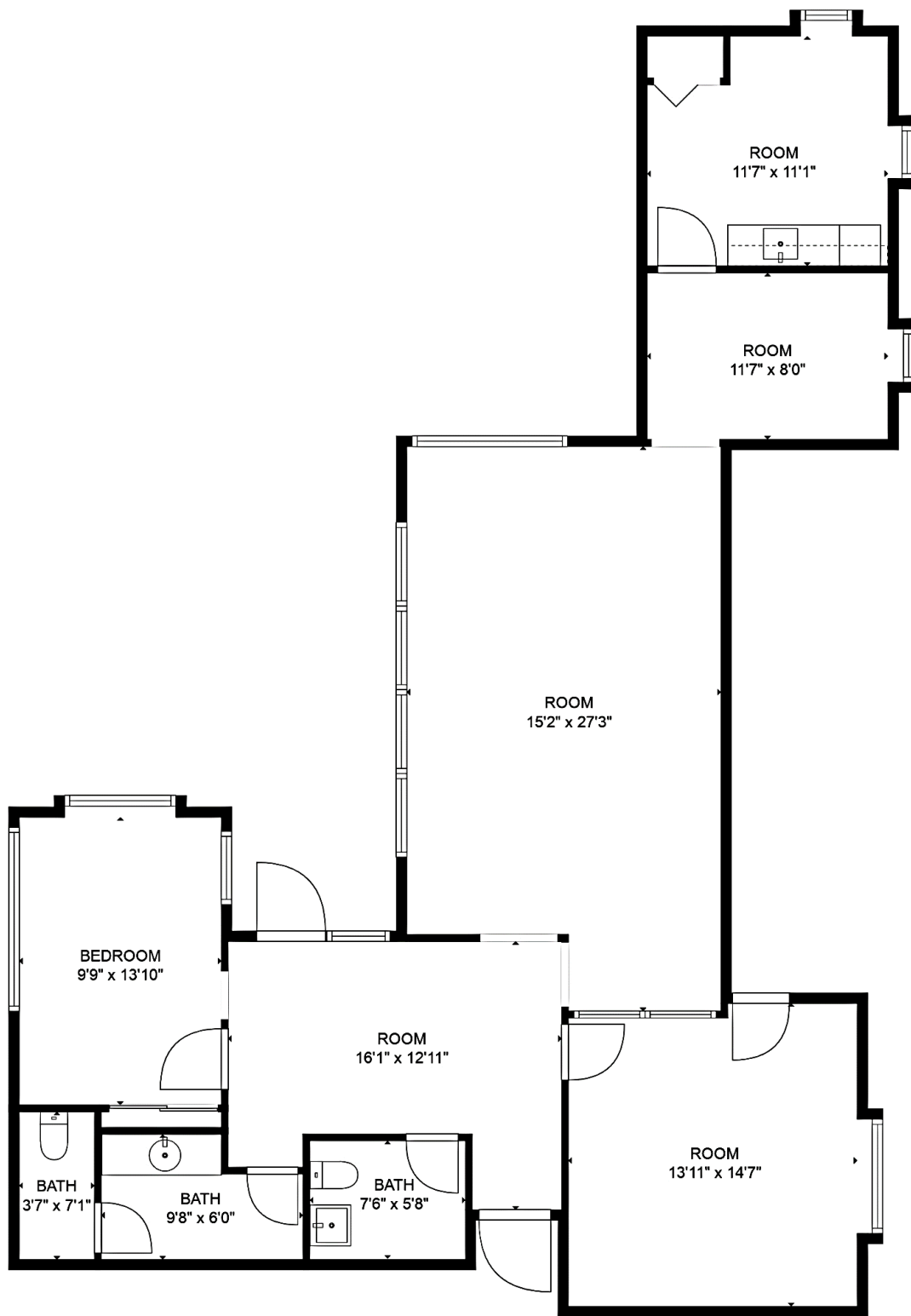


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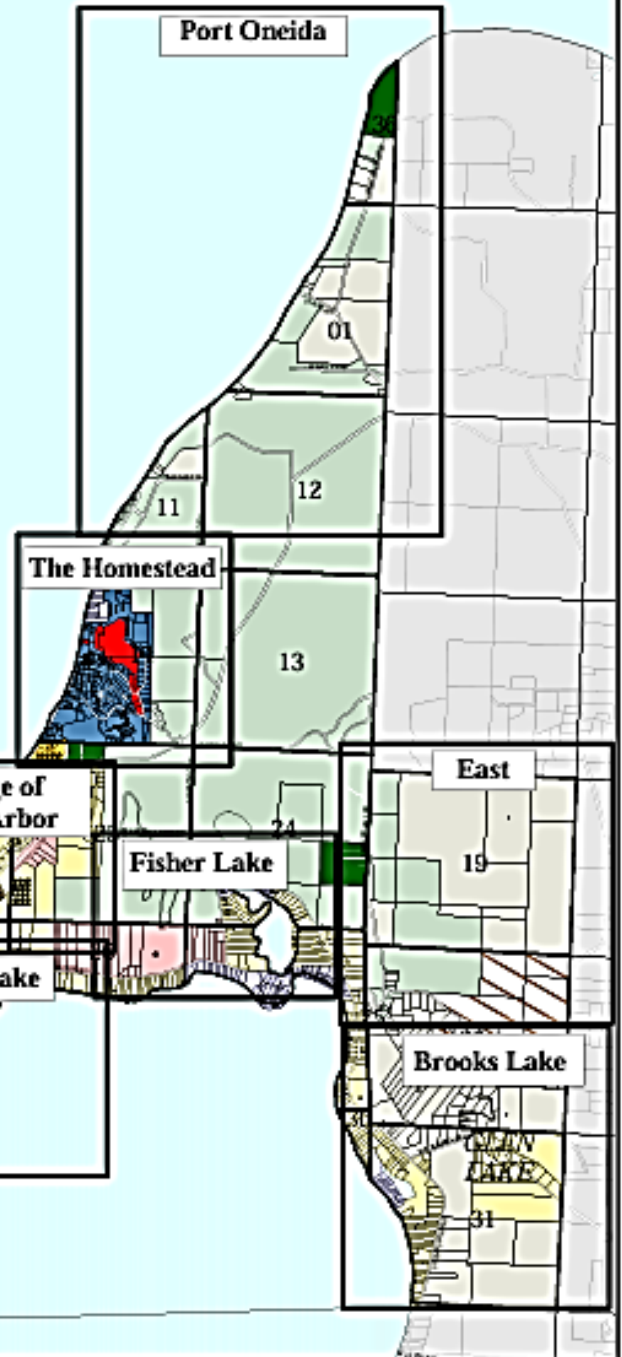
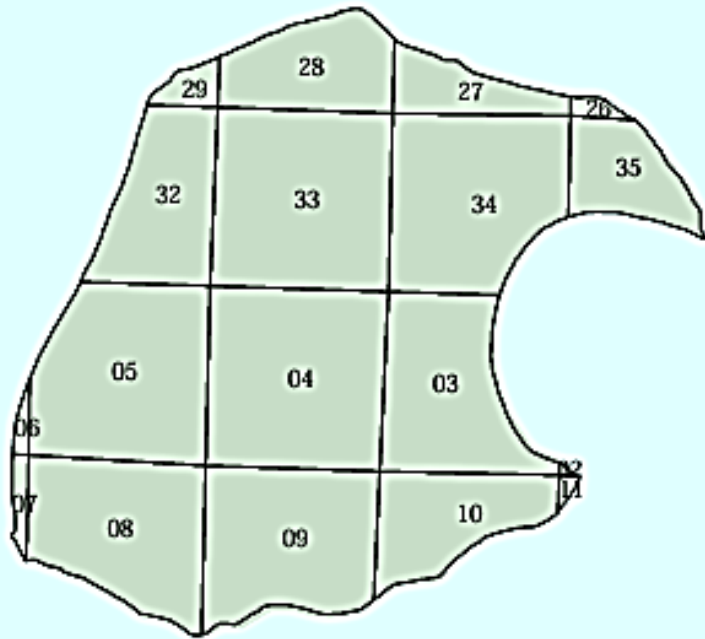
  
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**TOTAL: 1265 sq. ft**  
FLOOR 1: 1265 sq. ft  
EXCLUDED AREAS: EMBEDDEDWINDOW: 16 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# GLEN ARBOR TOWNSHIP ZONING Map Index



## LEGEND

- |                         |                   |               |              |
|-------------------------|-------------------|---------------|--------------|
| Section lines           | # Section numbers | Lakes         |              |
| <b>Zoning Districts</b> |                   |               |              |
| Residential 1           | Residential 4     | Agricultural  | Recreational |
| Residential 2           | Residential 5     | Business      | Resort       |
| Residential 3           | Residential 6     | National Park |              |





### Populations and People

Total Population

**757**

*P1 | 2020 Decennial Census*



### Education

Bachelor's Degree or Higher

**75.5%**

*S1501 | 2022 American Community Survey 5-Year Estimates*



### Housing

Total Housing Units

**1,674**

*H1 | 2020 Decennial Census*



### Families and Living Arrangements

Total Households

**407**

*DP02 | 2022 American Community Survey 5-Year Estimates*



### Income and Poverty

Median Household Income

**\$103,897**

*S1901 | 2022 American Community Survey 5-Year Estimates*



### Employment

Employment Rate

**36.2%**

*DP03 | 2022 American Community Survey 5-Year Estimates*



### Health

Without Health Care Coverage

**2.3%**

*S2701 | 2022 American Community Survey 5-Year Estimates*



### Race and Ethnicity

Hispanic or Latino (of any race)

**8**

*P9 | 2020 Decennial Census*

**Customer Report      5955 S Oak Street**

Ask Price: **\$790,000**

MLS #            **1923516**  
 Status           **Active**  
 Type            **Office**  
 Vacant Land    **No**  
 Type of Ownership **Private Owner**  
 Address        **5955 S Oak Street**  
 City            **Glen Arbor**  
 Zip             **49636**  
 Unit #  
 Sale or Lease   **For Sale**  
 Real Estate Incl  
 Business Incl   **No**  
 Inventory Incl   **No**  
 County         **Leelanau**  
 Township      **Glen Arbor**  
 Section #      **22**



Body of Water	ApxYrBlt	<b>1965</b>	
Private/Shared	Year Updated	<b>2021</b>	Renewable (Y/N)
Water Front Footage	Year Remodeled		Lease Price per SQ FT
Lake Size	% of Remodel		
Number of Acres	TotalFinSF	<b>1265</b>	Inventory Value
Lot #	# Restrooms	<b>2</b>	Occupied <b>No</b>
Lot Dimensions	Full Time Employees		Sign <b>Yes</b>
Development Name	Parking Spaces	<b>12</b>	Fixtrs/Equip Value
Business Name	Electric Exp (Annual)		Rental Income (Annual)
Dual MLS #	Gross Sales		Ins Exp (Annual)

<b>PRESENT USE</b>	<b>Office Building</b>	<b>EXTRAS</b>	<b>Sprinkler System, 20ft Ceiling Height</b>
<b>LICENSES</b>	<b>None</b>	<b>PARKING</b>	<b>Paved, Parking Lot</b>
<b>FOUNDATION</b>	<b>Crawl Space, Block</b>	<b>INCLUDED IN LEASE</b>	<b>None</b>
<b>CONSTRUCTION</b>	<b>Frame</b>	<b>ZONING</b>	<b>Commercial</b>
<b>ROOF</b>	<b>Asphalt</b>	<b>DOCUMENTS ON FILE</b>	<b>Other</b>
<b>EXTERIOR FEATURES</b>	<b>Vinyl, Rough-Sawn</b>	<b>UNIVS DESIGN/BARRIER</b>	<b>Widened Doors, No Steps Entry, Ramped</b>
<b>LOCATION</b>	<b>Corner Lot, Freestanding</b>	<b>FREE</b>	<b>Entrance, Hand Rails</b>
<b>ROAD</b>	<b>Public Maintained, Blacktop</b>	<b>POSSESSION</b>	<b>Negotiable</b>
<b>HEATING/COOLING SOURCE</b>	<b>Natural Gas</b>	<b>TERMS</b>	<b>Conventional Mortgage, Commercial Loan,</b>
<b>HEATING/COOLING TYPE</b>	<b>Forced Air</b>		<b>Cash</b>
<b>WATER</b>	<b>Private Well</b>		
<b>SEWER</b>	<b>Private Septic</b>		

**DIRECTIONS:**

In downtown Glen Arbor, the property is on the corner of M-22 and S. Oak Street



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