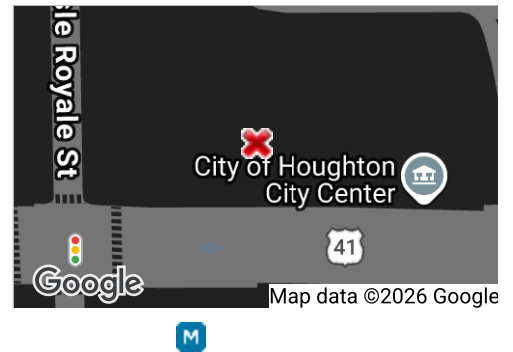


**Commercial/Industrial****For Rent**

\$5,500

Status

Active

608 Shelden Avenue**Houghton****49931****Listing Date** 7/16/2026**Activation Date****MLS #** 50215192**DOM** 57 / 57**Original MLS#** 50215192**Originating MLS** Upper Peninsula Assoc of Realtors**PROPERTY INFORMATION AND PUBLIC REMARKS**

County	Houghton	Lot Size	39.5x100+/-
Municipality	Houghton	Acreage	0.09
Property ID	31-052-213-007-50	Frontage	
Year Built	1959	Square Feet	5000

Public Remarks **FOR LEASE** Building with a prime downtown Houghton location! A flexible floor plan for various types of business – office space or retail! The main level has access from the main street, Shelden Ave, and the lower level has direct access from Lakeshore Drive. The main level has one large open area 2 private offices, restroom and kitchenette area. The lower area has large conference room, 1 private office, one office/reception area, 2 restrooms and 2 storage rooms (potential additional private offices). The building has been well-maintained. There is a very modern feel to the property which allows for customization for your use. Fiber internet is connected to the building. There is public parking along Shelden Avenue. The property has approximately 3 to 6 parking spaces (depending on automobile size) in the back of the building. Central air services main level only. --- LEASE TERM for the listed monthly rent of \$5,500 is for a 3 year lease. Tenants pays utilities and snow/ice removal. Moderate modifications to building may be permitted, subject to landlord review and approval prior to being completed. Inquire about terms that would apply for a 1 or 2 year lease. Prequalified tenants only. ----- NOTICE: Information is believed accurate but not guaranteed. Buyers must inspect & verify all property details. Buyers accept all risks of

FINANCIAL INFORMATION

Summr Tax Amt	4549.00	Contract	Exclusive Right to Sell
Summer Tax Yr	2024	Ownership	LLC
Winter Tax Amt	1987.00	Signed Disclr.	No
Winter Tax Yr	2024	Manufactured	
Total Tax Amt	6536.00	Prncp Res Expt	
Total Tax Yr	2024	Lease	Yes
SEV	130220.00	Subj to Short Sale	No
SEV Year	2024	LC Down Pymt	
Assessments	No	LC Interest Rate	
Association Fee		LC Terms Months	
Fee Amount		LC Includ Taxes/Ins	
Fee Schedule		LC Monthly Pymt	
Legal Description	E 1/2 of Lot 7 and W 14' 6" of Lot 8 Block 3 City of Houghton		

SHOWING AND LISTING INFORMATION

List-Agent 6502319714	KRISTINE WEIDNER (JUKURI) - Cell: 906-281-1848	Seller Concessions (Invite)	
List-Firm UPCENTK-KAMLS	CENTURY 21 AFFILIATED - Main: 906-482-0001		
Listing Exception	No		
Possession		Agent Hit Count	
Showing Instructions	Mechanical room is accessed off the back of the building, separate entrance.	Client Hit Count	
Directions	From M26/Sharon, head East to Montezuma, follow to Shelden, on Right		
Agent Remarks	Utilities: UPPCO \$3979; UP.Net (fiber) \$694.31; Semco \$2,286.86; Water/sewer (City of Houghton) \$630.48		

FEATURES

COMMERCIAL FEATURES	Meeting Rooms, Reception Area, Restroom(s)	LEASE INFORMATION	Lease Term 3-5 Years, Lease Required, Security Deposit	BUSINESS TYPE	Office, Retail
COOLING SYSTEM	Central A/C	LOCATION	Main Street	ROADS	City/County, Paved Street, Year Round
EXTERIOR CONSTRUCTION	Masonry	FINANCIAL TERMS	Lease	ROOFING	Rubber
FOUNDATION TYPE	Basement	PARKING	3-5 Spaces	SALE INCLUDES	Real Estate Only
FUEL TYPE	Natural Gas			SEWER SEPTIC	Public Sanitary
HEATING SYSTEM	Boiler			SOURCE OF SQ FT	Estimated
				PROPERTY SUB TYPE	Office
				WATER	Public Water
				WATER FEATURES	Water View
				ZONING	Commercial

Selling Agent		Sold Price	
Selling Firm		How Sold	
Concessions	Concession Amount	Sld Price Net Concessions	Pending Date
Prepared by KRISTINE WEIDNER (JUKURI) - Cell: 906-281-1848			Closed Date