

**REALTOR Report****2416 E Huron Road****Sale****\$99,900**

MLS # **1943097**  
 Status **New**  
 Type **Mixed Use**  
 Vacant Land **No**  
 Lease/Mon  
 Lease Price per SQ FT  
 Type of Ownership **Corporate Owned**  
 City **Au Gres**  
 Zip **48703**  
 Unit #  
 Development Name **Morgan's West Au Gres**  
**Acres**  
 Business Incl **No**  
 Real Estate Incl **Yes**  
 Inventory Incl **No**  
 County **Arenac**  
 Municipality **Au Gres**  
 Section # **14**  
 Qtr Section **SE**  
 Town **T 19N**  
 Range **R 6E**  
 Tax ID **003-2-M50-000-009-00**



IDX Y  
 Listing Syndication Yes



Body of Water	ApxYrBlt	<b>1970</b>	Total Taxes	<b>2,183.00</b>
Private/Shared	Year Updated	<b>0</b>	Occupied	<b>No</b>
Water Front Footage	Year Remodeled	<b>0</b>	Sign	<b>Yes</b>
Lake Size	% of Remodel		Inventory Value	
Number of Acres	TotalFinSF	<b>1800</b>	Fixtrs/Equip Value	
Lot #	# Restrooms	<b>1</b>	Rental Income (Annual)	
Lot Dimensions	Full Time Employees			
Business Name	Parking Spaces			
Dual MLS #	Electric Exp (Annual)			
	Gross Sales			

Summer Taxes **486**  
 Winter Taxes **1697**

Legal Description:  
 Lots 9 and 10, Morgan's West Au Gres Acres

Year: Summer **2025**  
 Year: Winter **2025**  
 SEV **49900**  
 Taxable Value **44,492**

Directions:  
 From Au Gres: W on US-23 to property on S side of the road.

Annual Assn Dues  
 Sold Price  
 Close Date

List Agent - Agt Nm Ph **JOHN M STANLEY - C: 989-820-7566**  
 List Agent - E-mail **john@arenacrealty.com**  
 List Offic - Ofc Nm Ph **ARENAC REALTY CO., PETE STANLEY & ASSOCIATES - O:**  
**989-876-8171**

Listing Agreement Type **Exclusive Right to Sell**  
 List Date **3/20/2026**  
 Days On Market **0**

List Agt 2 - Agt Nm Ph  
 List Agt 2 - E-mail  
 List Ofc 2 - Ofc Nm Ph  
 Sell Agt 1 - Agt Nm Ph  
 Sell Agt 1 - E-mail  
 Sell Ofc 1 - Ofc Nm Ph  
 Sell Agt 2 - Agt Nm Ph

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PRESENT USE	<b>Other</b>	SEWER	<b>Private Septic</b>
LICENSES	<b>Other, None</b>	WATER	<b>Municipal Water</b>
FOUNDATION	<b>Crawl Space</b>	EXTRAS	<b>Other</b>
CONSTRUCTION	<b>Block</b>	PARKING	<b>Other</b>
ROOF	<b>Asphalt</b>	INCLUDED IN LEASE	<b>None</b>
EXTERIOR FEATURES	<b>Block</b>	ZONING	<b>Commercial</b>
LOCATION	<b>Freestanding</b>	DOCUMENTS ON FILE	<b>Septic Inspection, Agency Disclosure</b>
ROAD	<b>Blacktop</b>	UNIVS DESIGN/BARRIER FREE	<b>None</b>
HEATING/COOLING SOURCE	<b>Natural Gas</b>	POSSESSION	<b>At Closing</b>
HEATING/COOLING TYPE	<b>Forced Air, None</b>	TERMS	<b>Conventional Mortgage, Cash</b>
Energy Star Rated		LEED-Homes	
NAHB Green Guidelines		LEED-Neighborhood	
Natl Green Build Standard		HERS-1	
Indoor Air Quality		Other Green Cert	

## Public Remarks:

Nearly 1.25 acres and 200' of road frontage commercially zoned in high traffic area. This block constructed building offers natural gas, city water, 200 amp electric, 1/2 bathroom, and a commercial septic system installed in recent years. 1800 sq. feet plus with an additional 836 sq. feet of previously unheated storage. The building is set up with multiple rooms including a spacious 18x29 front room with store front windows already in place along with an adjacent 18x13 room and 15x20 room. This property allows a clean slate for new business to potentially thrive in a highly visible location with room to grow! Immediate occupancy available!

## Agent Only Remarks:

BATVAI Also includes tax id: 003-2-M50-000-010-00

## Third Party Remarks:

## Showing Instructions:

Contact listing office

