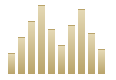


825 W US Highway 10 & 31

Scottville, Michigan · Mason County

**BRIDGE**

COMMERCIAL REALTY

**LEASE RATE****\$9.00**/SF/YR**NNN Lease Type****2,256–4,584 SF Available****Built 2002 Class B Construction**

Turnkey Highway-Front Professional Space, Available for Lease

Position your business at one of Mason County's most visible commercial corridors. Located at the intersection of US-10 and US-31 in Scottville, this property offers outstanding exposure, easy accessibility, and a strategic location just minutes from both Ludington and Manistee.

The 4,584 SF professional building is available as a single tenancy or split by floor — 2,328 SF on the upper level and 2,256 SF on the lower level — each with its own entrance, restrooms, and reception area. Previously configured as separate dental and medical office suites, the space works equally well for a healthcare group, professional office user, or multi-tenant arrangement, with generous parking and barrier-free access at both entrances.

BUILDING HIGHLIGHTS

- **Prime highway intersection location** — sits right at the junction of US-10 & US-31, the main corridor between Manistee and Ludington, with excellent visibility and traffic exposure
- **2,256–4,584 SF available** — lease the full building or a single floor; two independent suites (upper-level dental office, lower-level medical office) each with private entrances
- **4 full bathrooms and barrier-free access at both entrances** — a rare, ADA-friendly setup for a building this size
- **Ample parking front and back** — easy access for patients, clients, or customers
- **1.56-acre site** with room to grow — an adjoining ~8.5 acres is also available separately, with 200 ft of commercial frontage
- **All utilities in place** — natural gas, electricity, sewer, and cable all available/connected
- **Minutes from downtown Ludington, Scottville, and Lake Michigan** — a strong draw for staff and customers alike



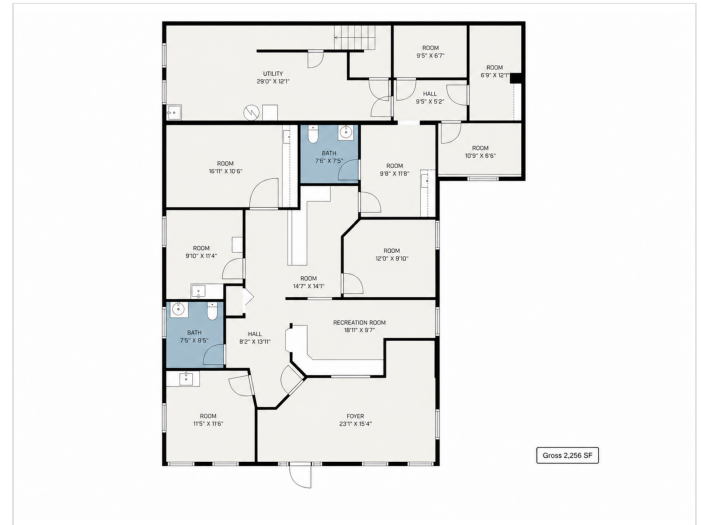
FLOOR PLANS

A Flexible Two-Suite Layout

Originally finished as independent dental and medical suites, the building splits cleanly into an upper and lower level — each with its own entrance, restrooms, and reception area — or combines into one large single-tenant space.



Upper Level — 2,328 SF



Lower Level — 2,256 SF

TOTAL BUILDING

4,584 SF

Two-level structure

ZONING

C-3 Mixed Use

Commercial - Retail

YEAR BUILT

2002

Class B construction

LEASE TERMS

Available as a single 4,584 SF tenancy or split by floor — Upper Level (2,328 SF) and Lower Level (2,256 SF) — each with private entrances, restrooms, and reception areas. Structured NNN, with tenant responsible for a pro-rata share of taxes, insurance, and CAM. Term and build-out negotiable.

\$9.00/SF/YR

NNN

Whether you need a single suite or the full building, 825 W US Highway 10 & 31 offers exceptional flexibility, strong visibility, and a move-in-ready layout in one of West Michigan's busiest commercial corridors. **Schedule your private tour today.**

Information from sources deemed reliable; no representation or warranty made. Tenant to verify all details independently. Listed by Bridge Commercial Realty, LLC.

EXTERIOR & INTERIOR VIEWS

See the Property



Exterior — Front View



Upper Level — Reception / Great Room



Lower Level — Reception Area



Lower Level — Waiting Room

Previously operated as separate dental and medical suites, the interior offers finished reception areas, private treatment/exam rooms, and support space throughout both levels — ready for a new tenant to move in or build out to suit.

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