



8 PARCELS INCLUDING:

- A SPECIAL EVENT VENUE • BOAT RESTORATION WAREHOUSE
- 3 SHORT TERM RENTALS • RETAIL/OFFICE BUILDING

NORTHERN MICHIGAN COMMERCIAL REAL ESTATE PACKAGE

204 WATER STREET, EAST JORDAN, MI 49727

Listed by Mark Snyder, Managing Broker

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O'Brien
& ASSOCIATES
REAL ESTATE

701 BRIDGE STREET, CHARLEVOIX, MI 49720 | PatOBrien.com

Lake Charlevoix Waterfront Real Estate 8 REMARKABLE PARCELS



Summary of all 8 parcels combined:

LAKE CHARLEVOIX

WATERFRONT 360' DEEDED & PRIVATE

ACRES 3.4

ZONING MIXED

TOWNSHIP EAST JORDAN CITY

WATER/SEWER CITY

INTERNET CHARTER/SPECTRUM

Outstanding opportunity to own a multi-use property including 8 unique parcels that altogether offer 360' of waterfront on Lake Charlevoix and a total land area of 3.4 acres, centrally located and walking distance to Downtown East Jordan. A powerhouse package of Northern Michigan commercial properties, this deal includes The Boathouse, a sought-after wedding and special event venue with stunning lake views; as well as an expansive boat restoration warehouse, three charming short term rentals, plus an office / short term rental / retail building—all tastefully revamped and renovated with modern-day style.

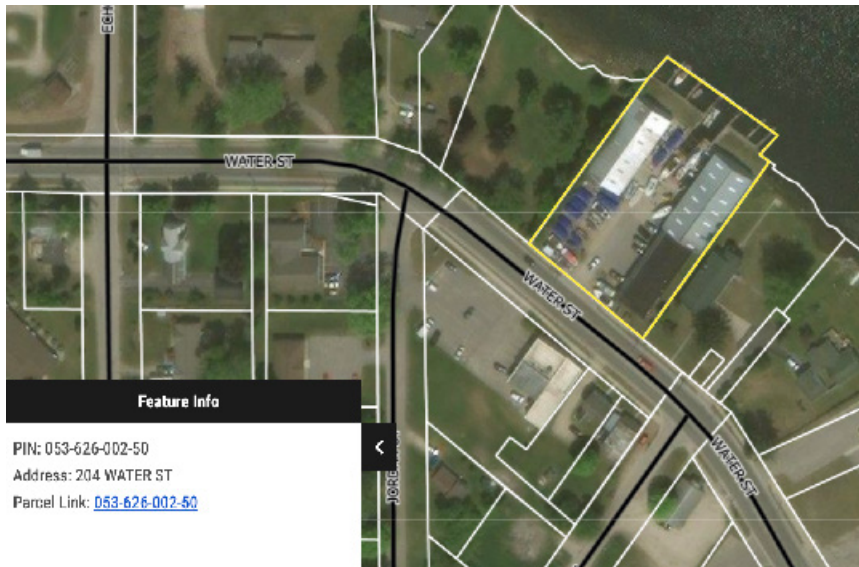
MLS 474426 • PRICE \$4,999,000

>>>HIGHLIGHT

These parcels are located within a Michigan Opportunity Zone. Through investments in Opportunity Zones, new housing will be built and existing housing will be improved. New small businesses will be launched. Mixed-use projects, infrastructure and community resources will be developed, and jobs will be created. Big opportunities for investors, entrepreneurs, community leaders, developers, and builders to make select areas of Michigan better places to live, work and thrive.

Lakefront Special Event Venue

PARCEL 1A: 204 WATER STREET, EAST JORDAN, MI



The Boathouse on Lake Charlevoix is a handsome year-round special event and wedding destination that can accommodate 200 guests. Amenities include a large parking lot, covered patio, manicured lawn for waterfront ceremonies, bridal suite, bar, dish cleaning station, walk-in cooler, and 6 large glass garage doors that frame postcard views of the lake and Downtown East Jordan.

BATHROOMS: 2 + DRESSING ROOM

SQUARE FEET: 4,455

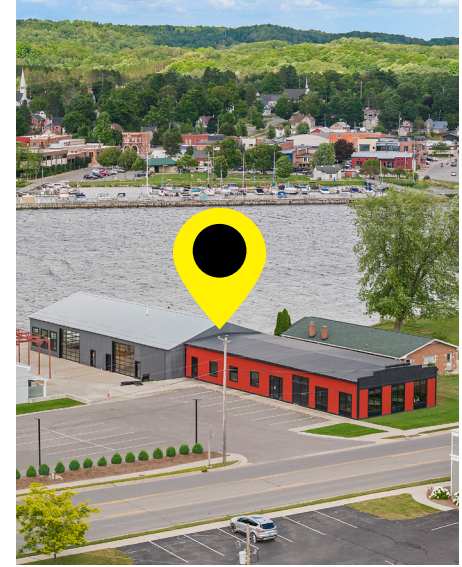
WATERFRONT: 170' *includes boat restoration warehouse frontage

LOT SIZE: 1.05 ACRES *includes boat restoration warehouse lot

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PARCEL ID 053-626-002-50

Boat Restoration Warehouse **PARCEL 1B:** 204 WATER STREET, EAST JORDAN, MI



This lakefront warehouse offers 7,290 square feet of space currently used to restore boats. With 3 glass-paneled garage doors, this workshop is brightly lit and offers easy entry for boats, large equipment and vehicles. This high visibility location is prime for commercial business and offers an adjoining expansive space ideal for a showroom, market stalls or builder's workshop.

BATHROOMS: 2

SQUARE FEET: 7,290

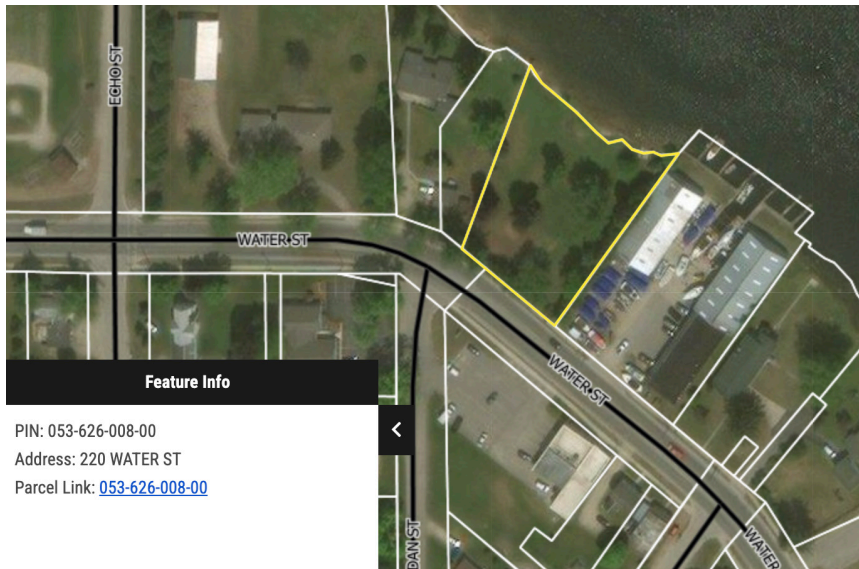
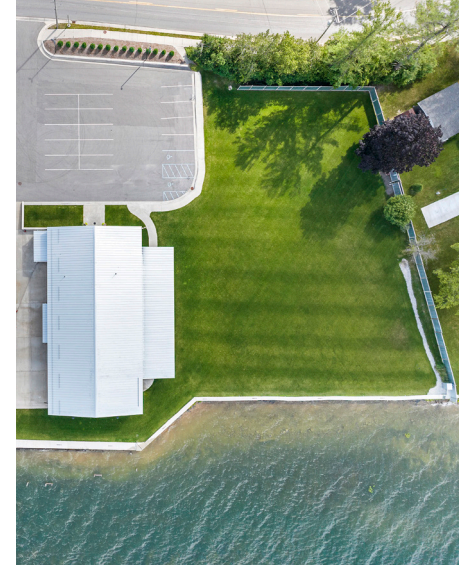
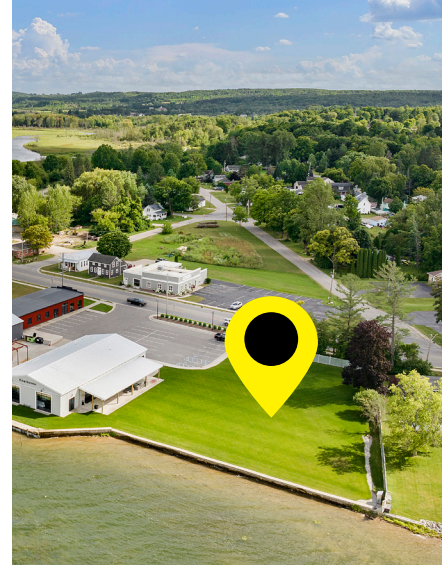
WATERFRONT: 170' **includes event venue frontage*

LOT SIZE: 1.05 ACRE **includes event venue lot*

CLASS 201 - COMMERCIAL - IMPROVED

PARCEL ID 053-626-002-50

Lakefront Green Space **PARCEL 2:** 220 WATER STREET, EAST JORDAN, MI 49727



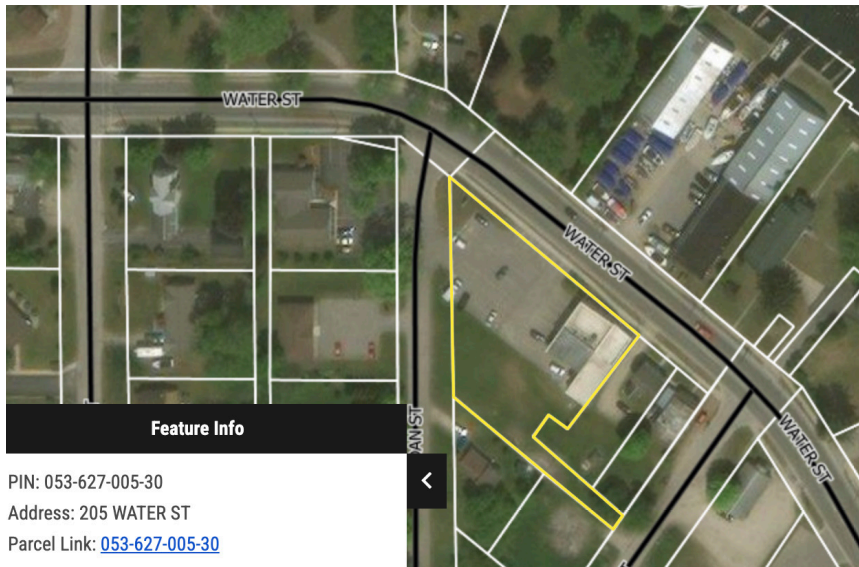
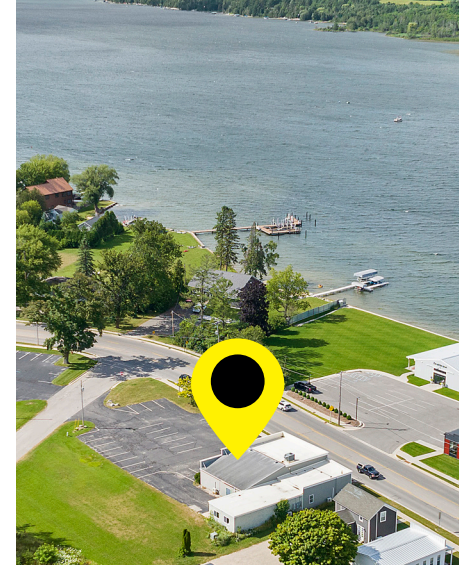
Currently used as the dedicated outdoor area for special events reserved at The Boathouse, this manicured green space offers nearly an acre of lawn with deeded private frontage on the South Arm of Lake Charlevoix. Adjacent to the indoor space, it's laid out perfectly for walking down the aisle and for putting up a tent.

WATERFRONT: 190' +/-

LOT SIZE: .8 ACRE

PARCEL ID 053-626-008-00

Retail/Office Building **PARCEL 3:** 205 WATER STREET, EAST JORDAN, MI 49727



PIN: 053-627-005-30
Address: 205 WATER ST
Parcel Link: [Two generously sized commercial spaces that can be combined into one. A 1-bedroom/1-bathroom apartment with it's own entrance is attached on the backside of the building and features 700 square feet of living space.](https://www.michigan.gov/landinformation/0,4570,7-153-627-005-30_48327_48328_48329_48330_48331_48332_48333_48334_48335_48336_48337_48338_48339_48340_48341_48342_48343_48344_48345_48346_48347_48348_48349_48350_48351_48352_48353_48354_48355_48356_48357_48358_48359_48360_48361_48362_48363_48364_48365_48366_48367_48368_48369_48370_48371_48372_48373_48374_48375_48376_48377_48378_48379_48380_48381_48382_48383_48384_48385_48386_48387_48388_48389_48390_48391_48392_48393_48394_48395_48396_48397_48398_48399_48400_48401_48402_48403_48404_48405_48406_48407_48408_48409_48410_48411_48412_48413_48414_48415_48416_48417_48418_48419_48420_48421_48422_48423_48424_48425_48426_48427_48428_48429_48430_48431_48432_48433_48434_48435_48436_48437_48438_48439_48440_48441_48442_48443_48444_48445_48446_48447_48448_48449_48450_48451_48452_48453_48454_48455_48456_48457_48458_48459_48460_48461_48462_48463_48464_48465_48466_48467_48468_48469_48470_48471_48472_48473_48474_48475_48476_48477_48478_48479_48480_48481_48482_48483_48484_48485_48486_48487_48488_48489_48490_48491_48492_48493_48494_48495_48496_48497_48498_48499_48500_48501_48502_48503_48504_48505_48506_48507_48508_48509_48510_48511_48512_48513_48514_48515_48516_48517_48518_48519_48520_48521_48522_48523_48524_48525_48526_48527_48528_48529_48530_48531_48532_48533_48534_48535_48536_48537_48538_48539_48540_48541_48542_48543_48544_48545_48546_48547_48548_48549_48550_48551_48552_48553_48554_48555_48556_48557_48558_48559_48560_48561_48562_48563_48564_48565_48566_48567_48568_48569_48570_48571_48572_48573_48574_48575_48576_48577_48578_48579_48580_48581_48582_48583_48584_48585_48586_48587_48588_48589_48590_48591_48592_48593_48594_48595_48596_48597_48598_48599_48600_48601_48602_48603_48604_48605_48606_48607_48608_48609_48610_48611_48612_48613_48614_48615_48616_48617_48618_48619_48620_48621_48622_48623_48624_48625_48626_48627_48628_48629_48630_48631_48632_48633_48634_48635_48636_48637_48638_48639_48640_48641_48642_48643_48644_48645_48646_48647_48648_48649_48650_48651_48652_48653_48654_48655_48656_48657_48658_48659_48660_48661_48662_48663_48664_48665_48666_48667_48668_48669_48670_48671_48672_48673_48674_48675_48676_48677_48678_48679_48680_48681_48682_48683_48684_48685_48686_48687_48688_48689_48690_48691_48692_48693_48694_48695_48696_48697_48698_48699_48700_48701_48702_48703_48704_48705_48706_48707_48708_48709_48710_48711_48712_48713_48714_48715_48716_48717_48718_48719_48720_48721_48722_48723_48724_48725_48726_48727_48728_48729_48730_48731_48732_48733_48734_48735_48736_48737_48738_48739_48740_48741_48742_48743_48744_48745_48746_48747_48748_48749_48750_48751_48752_48753_48754_48755_48756_48757_48758_48759_48760_48761_48762_48763_48764_48765_48766_48767_48768_48769_48770_48771_48772_48773_48774_48775_48776_48777_48778_48779_48780_48781_48782_48783_48784_48785_48786_48787_48788_48789_48790_48791_48792_48793_48794_48795_48796_48797_48798_48799_48800_48801_48802_48803_48804_48805_48806_48807_48808_48809_48810_48811_48812_48813_48814_48815_48816_48817_48818_48819_48820_48821_48822_48823_48824_48825_48826_48827_48828_48829_48830_48831_48832_48833_48834_48835_48836_48837_48838_48839_48840_48841_48842_48843_48844_48845_48846_48847_48848_48849_48850_48851_48852_48853_48854_48855_48856_48857_48858_48859_48860_48861_48862_48863_48864_48865_48866_48867_48868_48869_48870_48871_48872_48873_48874_48875_48876_48877_48878_48879_48880_48881_48882_48883_48884_48885_48886_48887_48888_48889_48890_48891_48892_48893_48894_48895_48896_48897_48898_48899_48900_48901_48902_48903_48904_48905_48906_48907_48908_48909_48910_48911_48912_48913_48914_48915_48916_48917_48918_48919_48920_48921_48922_48923_48924_48925_48926_48927_48928_48929_48930_48931_48932_48933_48934_48935_48936_48937_48938_48939_48940_48941_48942_48943_48944_48945_48946_48947_48948_48949_48950_48951_48952_48953_48954_48955_48956_48957_48958_48959_48960_48961_48962_48963_48964_48965_48966_48967_48968_48969_48970_48971_48972_48973_48974_48975_48976_48977_48978_48979_48980_48981_48982_48983_48984_48985_48986_48987_48988_48989_48990_48991_48992_48993_48994_48995_48996_48997_48998_48999_49000_49001_49002_49003_49004_49005_49006_49007_49008_49009_49010_49011_49012_49013_49014_49015_49016_49017_49018_49019_49020_49021_49022_49023_49024_49025_49026_49027_49028_49029_49030_49031_49032_49033_49034_49035_49036_49037_49038_49039_49040_49041_49042_49043_49044_49045_49046_49047_49048_49049_49050_49051_49052_49053_49054_49055_49056_49057_49058_49059_49060_49061_49062_49063_49064_49065_49066_49067_49068_49069_49070_49071_49072_49073_49074_49075_49076_49077_49078_49079_49080_49081_49082_49083_49084_49085_49086_49087_49088_49089_49090_49091_49092_49093_49094_49095_49096_49097_49098_49099_49100_49101_49102_49103_49104_49105_49106_49107_49108_49109_49110_49111_49112_49113_49114_49115_49116_49117_49118_49119_49120_49121_49122_49123_49124_49125_49126_49127_49128_49129_49130_49131_49132_49133_49134_49135_49136_49137_49138_49139_49140_49141_49142_49143_49144_49145_49146_49147_4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BATHROOMS: 2

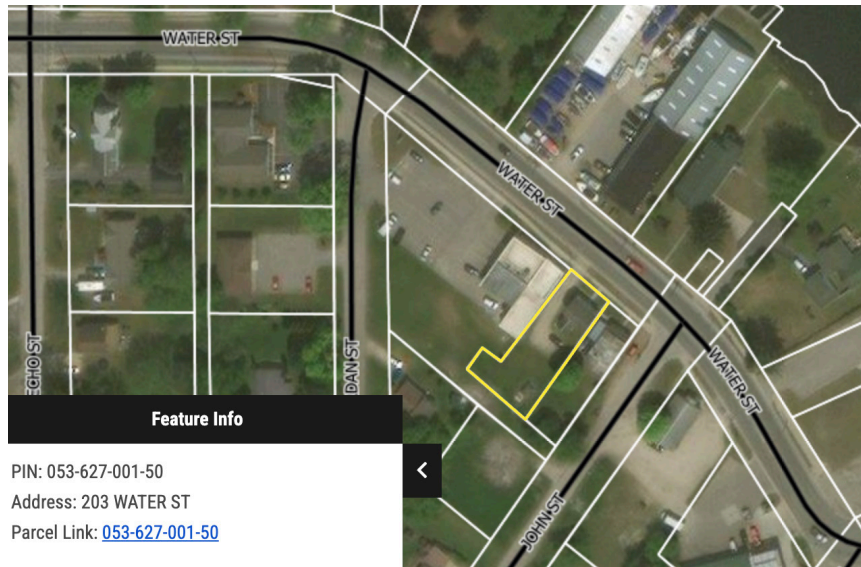
SQUARE FEET: 2,718

LOT SIZE: .65 ACRE

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PARCEL ID 053-627-005-30

Short Term Rental #1 **PARCEL 4:** 203 WATER STREET, EAST JORDAN, MI 49727



PIN: 053-627-001-50
Address: 203 WATER ST
Parcel Link: [053-627-001-50](#)

This 2-bedroom home is bright with historic charm and cottage vibes throughout, featuring shiplap, reclaimed accents, french doors, hardwood floors, and vinyl shake siding. The fully equipped kitchen, mudroom and laundry area round out a high-functioning rental in a prime location. A parking area behind the home offers space for multiple vehicles.

BEDROOMS: 2

BATHROOMS: 1

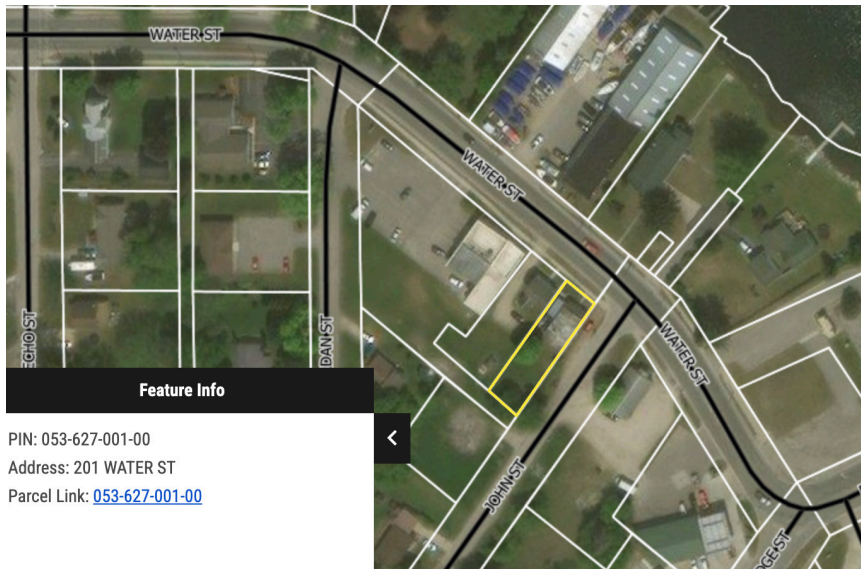
SQUARE FEET: 920

LOT SIZE: .2 ACRE

CLASS 201 - COMMERCIAL - IMPROVED

PARCEL ID 053-627-001-50

Short Term Rental #2 **PARCEL 5:** 201 WATER STREET, EAST JORDAN, MI 49727



PIN: 053-627-001-00
Address: 201 WATER ST
Parcel Link: [053-627-001-00](#)

Once a charming general store, this iconic 1-bedroom rental home now offers a unique and memorable place to stay awhile in East Jordan. Stocked with all the comforts of today, this 695 square foot rental is full of historic character.

BEDROOMS: 1

BATHROOMS: 1

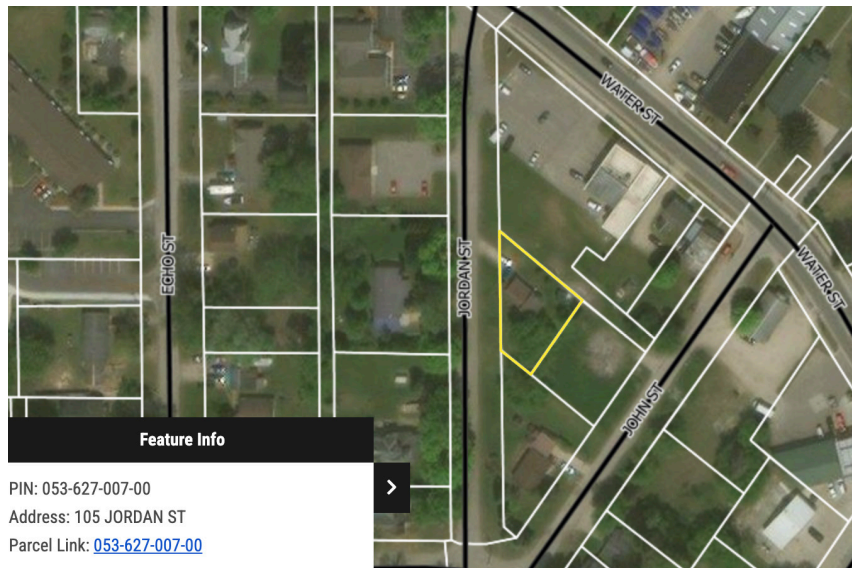
SQUARE FEET: 695

LOT SIZE: .15 ACRE

CLASS 201 - COMMERCIAL - IMPROVED

PARCEL ID 053-627-001-00

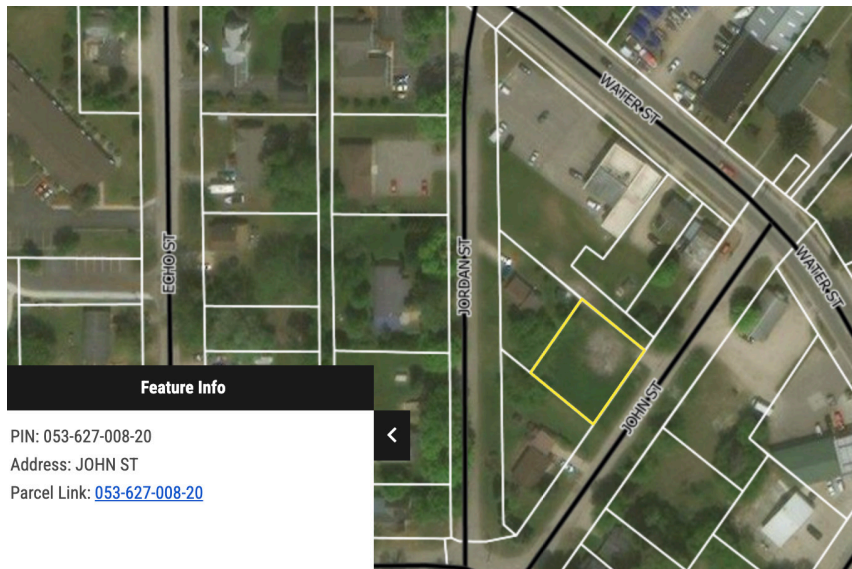
Vacant Lot #1 **PARCEL 6:** 105 JORDAN STREET, EAST JORDAN, MI 49727



LOT SIZE: .18 ACRE
PARCEL ID 053-627-007-00

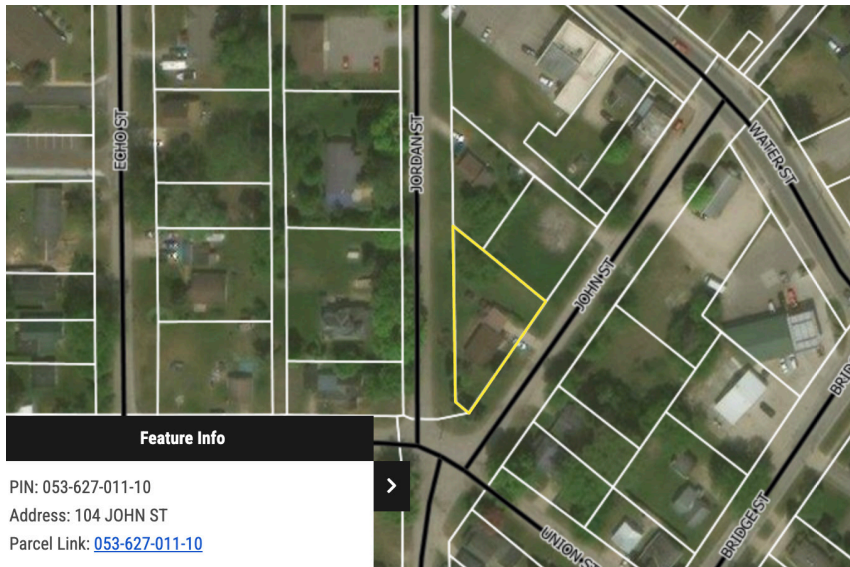
PIN: 053-627-007-00
Address: 105 JORDAN ST
Parcel Link: [053-627-007-00](#)

Vacant Lot #2 **PARCEL 7:** TBD JOHN STREET, EAST JORDAN, MI 49727



LOT SIZE: .21 ACRE
PARCEL ID 053-627-008-20

Vacant Lot #3 **PARCEL 8:** 104 JOHN STREET, EAST JORDAN, MI 49727



LOT SIZE: .23 ACRE
PARCEL ID 053-627-011-10

PIN: 053-627-011-10
Address: 104 JOHN ST
Parcel Link: [053-627-011-10](#)

OVERVIEW

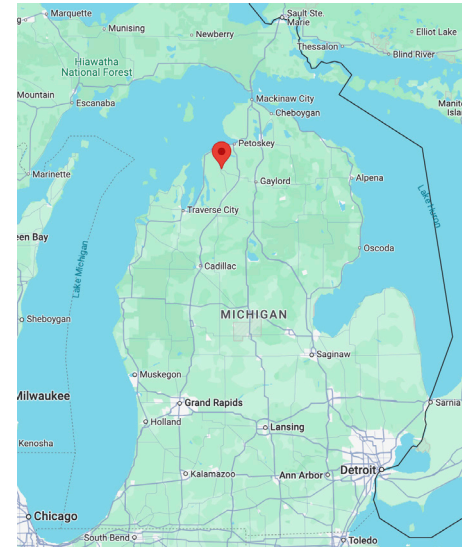
EAST JORDAN, MICHIGAN

Located on the south arm of Lake Charlevoix, the City of East Jordan is surrounded by natural beauty and defined by small town charm with deep roots in the foundry industry.

The Jordan River meets Lake Charlevoix right in the heart of downtown where a park, marina, post office, shops, restaurants, and businesses are centrally located beside scenic lake views and a pleasant neighborhood. The Jordan River is the largest tributary to Lake Charlevoix and is considered a world-class trout fishing destination with nearly 25 miles of cold flowing water. Outdoor recreation including boating, fishing, camping, and hunting contribute to the seasonal economy.

In 2020, the population of East Jordan was recorded at 2,239. During peak summer, the population can triple when families from all over the country return to their northern cottages and cabins, and visitors book rentals for getaways and destination weddings. The top employers in East Jordan include EJ Iron Foundry, Grandvue Medical Care Facility, East Jordan Plastics, and Burnette Foods. Recent additions to downtown include The Foundry Restaurant, Iron Goat Coffee, and Art Walk.

According to the Antrim Charlevoix Kalkaska Board of Realtors. the year-to-date home comparison of East Jordan median price residential sales increased from \$294,000 in 2023 to \$386,300 as of September 4, 2024.



*FOR MORE DETAILS AND
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