

**SALE BROCHURE**

# Gogebic Lodge & Marine

**N9600 M-64**

Marenisco, MI 49947

**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,143,000
<b>CAP RATE:</b>	11%
<b>UNITS:</b>	9 Cottages & Chalets
<b>LOT SIZE:</b>	±8.36 Acres
<b>DEVELOPMENT LAND:</b>	±35 Acres
<b>LISTING WEBSITE:</b>	northco.com
<b>BROKER OF RECORD:</b>	Julie Derusha JD 1st Real Estate

### PROPERTY OVERVIEW

SVN | Northco is pleased to present the listing of Gogebic Lodge & Marine ("Property") a full-service resort that offers multiple revenue streams located in Marenisco, MI on Lake Gogebic. The Property has two protected harbors and a full-service marina with gas. Boat rentals are available at Gogebic Lodge for all guests. From one-bedroom cottages to three-bedroom chalets as well as a campground area with hookups for motor homes, campers, and tents, Gogebic Lodge can accommodate groups or families of any size. A full-service restaurant and lounge are also onsite with a banquet/meeting facility equipped to accommodate up to 250 people. The Property is open year-round and offers several amenities including a new screened-in outdoor pavilion with a grill, central AC in the main lodge and cabins, a sauna, access to snowmobile trails, and much more. There is also a profitable marine and storage business included in the sale. Additionally available, but not included in the sale price, are 35 acres of development land.

### PROPERTY HIGHLIGHTS

- 11% cap rate: Profitable year-round resort and marine business on 8.36 acres of land with a variety of lodging accommodations and amenities nestled in the heart of the natural beauty of the Upper Peninsula of Michigan
- Well-known restaurant and lounge onsite with banquet/meeting facilities accommodating up to 250 people
- Two protected harbors and a full-service marina with gas and boat rentals, featuring 1,180 feet of shoreline along Lake Gogebic. The sale also includes a marine and storage business
- Additionally available, but not included in the sale price, are 35 acres of development land



## SALE HIGHLIGHTS

- Located on Lake Gogebic, recognized as a major fishery with over 38 miles of beautiful shoreline
- Nine lodging units ranging from one-bedroom cottages to three-bedroom chalets
- Three full service campsites and three electric/water campsites
- A variety of boat rentals are offered, including pontoons, fishing boats, paddleboards, canoes kayaks and paddleboats
- Snow plowing services are available for Lake Gogebic residents and homeowners
- Enjoy convenient access to some of the region's finest snowmobile trails
- Gogebic Lodge hosts numerous special events, such as Lobster Boils, the Annual Ice Fishing Derby, and holiday celebrations
- Guests benefit from a range of amenities, including complimentary Wi-Fi, a sauna, satellite TV, and central air conditioning for the lodge and cabins
- Onsite access to live bait, gasoline, and a heated garage is available for added convenience
- Boat, trailer, and RV storage options are offered for both winter and summer seasons
- Lake Gogebic Marine business provides reliable services, specializing in boat lifts, in/out services, docks, snowplowing, and storage, along with sales and service for Shorestation docks and boat hoists
- According to recent Michigan Department of Natural Resources records, Lake Gogebic has earned more state angler awards than any other lake in Michigan's Upper Peninsula. Covering 13,380 acres and featuring 38 miles of scenic shoreline, it is often referred to as "An Angler's Paradise" in one of the last frontier areas of the United States
- Numerous growth and development opportunities exist with this already profitable business, including 35 acres of land for future development
- Located in Gogebic County, a well-known destination for year-round outdoor activities
- Business website: <https://gogebiclodge.com/>
- Further information including financials can be found in the document vault on the property website: <https://northco.com/>

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS CONTIUNED



## LOCATION DESCRIPTION



### MARENISCO, MI

The property is located in Marenisco, Michigan's Upper Peninsula, providing a scenic getaway for nature lovers and outdoor enthusiasts. Nestled in Gogebic County, Marenisco is surrounded by the Ottawa National Forest and is close to several regional attractions, including Lake Gogebic and the Porcupine Mountains.

The nearby Porcupine Mountains Wilderness State Park, often referred to as "the Porkies," is a haven for outdoor enthusiasts. The park features over 90 miles of hiking trails, scenic waterfalls, and many opportunities for camping, fishing, and wildlife watching. One of the standout features of this region is the stunning Lake of the Clouds, located within the park, which offers breathtaking views of the forested landscape. Lake Superior's shores are also just a short drive from Marenisco, providing visitors with opportunities to enjoy the largest of the Great Lakes through activities like kayaking, fishing, and beachcombing.

Marenisco itself sits at the southern end of Lake Gogebic, the largest inland lake in Michigan's Upper Peninsula. This 13,000-acre lake is perfect for fishing, boating, and water sports during the summer months. In the winter, Marenisco transforms into a hotspot for snowmobiling, thanks to its vast network of trails and consistent snowfall, making it a year-round destination for adventure.

The small-town charm of Marenisco is complemented by its proximity to larger attractions, including Bond Falls and Agate Falls, two beautiful waterfalls to the east. The community offers a relaxed, welcoming atmosphere that makes it a peaceful getaway in Michigan.

Proximity to larger cities:

- 130 miles west of Marquette, MI
- 140 miles east of Duluth, MN
- 200 miles northwest of Green Bay, WI

Airports in close proximity include Gogebic-Iron County Airport (30 miles), Duluth International Airport (140 miles), and Austin Straubel International Airport (200 miles).

# REGIONAL MAP

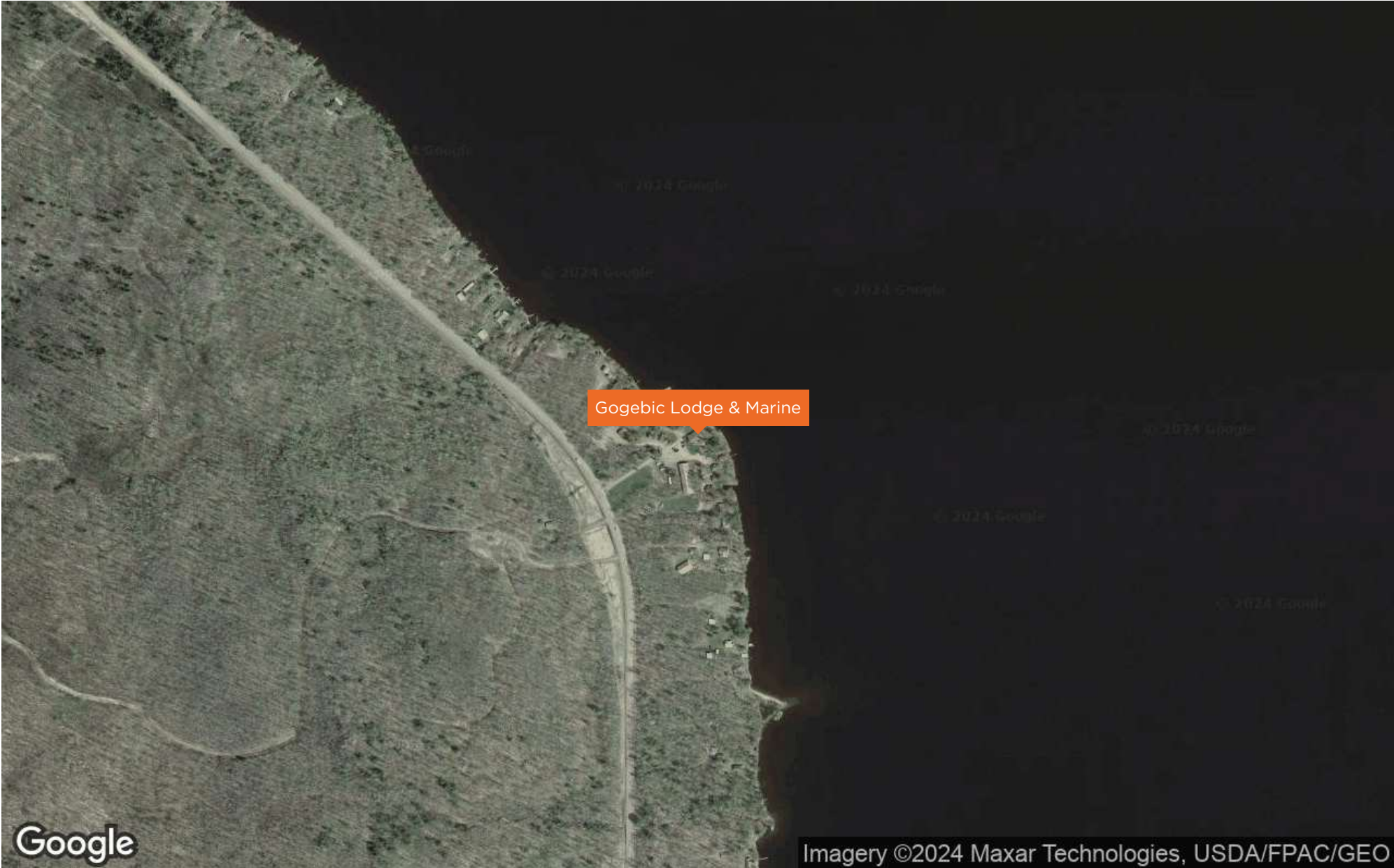


LOCATION MAP

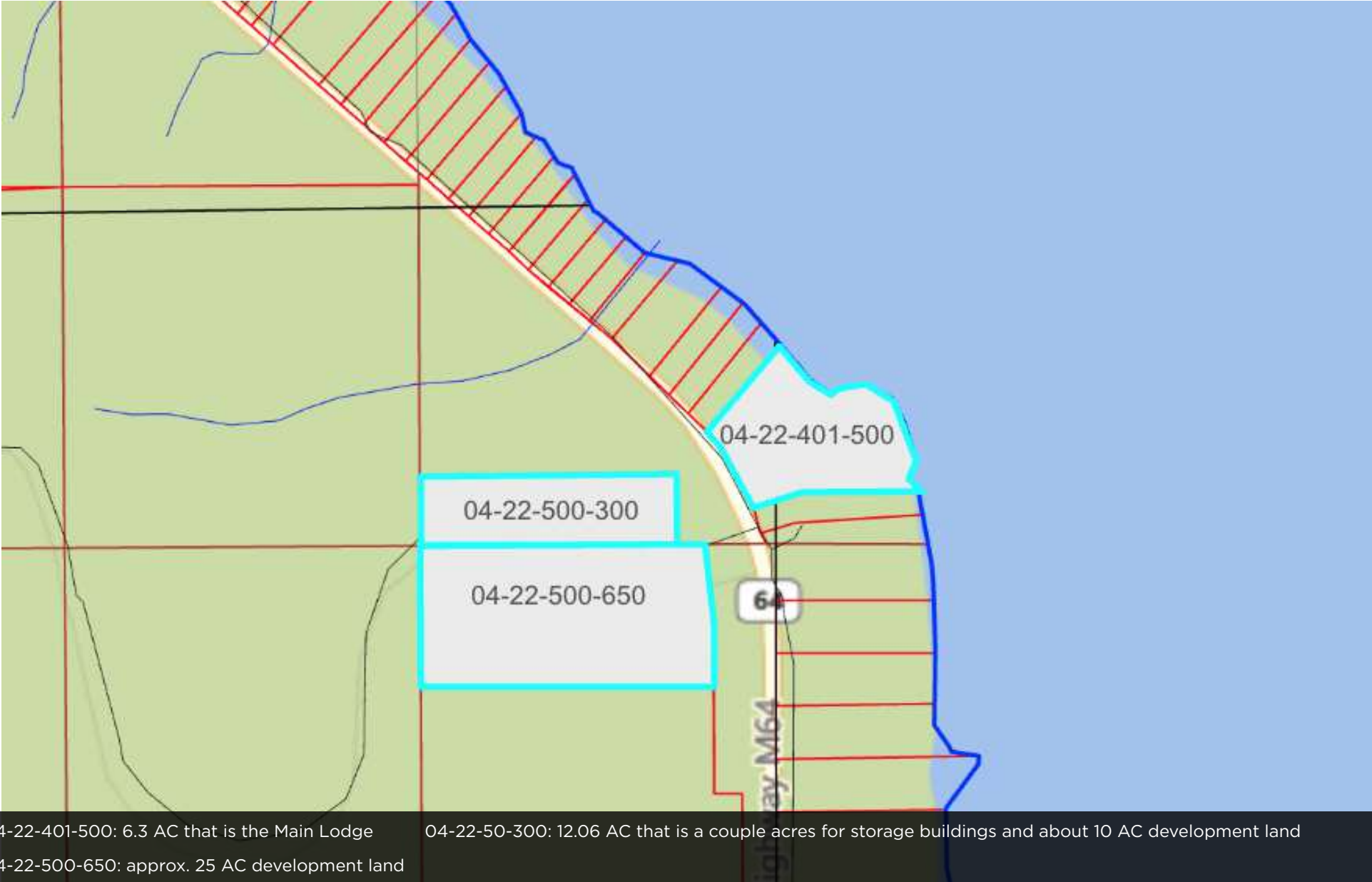




**AERIAL MAP**



PARCEL MAP



# DEMOGRAPHICS MAP & REPORT

## POPULATION

60 MILES 120 MILES 240 MILES

	60 MILES	120 MILES	240 MILES
<b>TOTAL POPULATION</b>	109,403	631,737	8,783,423
<b>AVERAGE AGE</b>	50.5	45.3	40.7
<b>AVERAGE AGE (MALE)</b>	49.4	44.5	39.7
<b>AVERAGE AGE (FEMALE)</b>	51.6	46.3	41.6

## HOUSEHOLDS & INCOME

60 MILES 120 MILES 240 MILES

	60 MILES	120 MILES	240 MILES
<b>TOTAL HOUSEHOLDS</b>	99,920	422,661	4,067,460
<b># OF PERSONS PER HH</b>	1.1	1.5	2.2
<b>AVERAGE HH INCOME</b>	\$33,870	\$45,413	\$79,980
<b>AVERAGE HOUSE VALUE</b>	\$162,289	\$156,978	\$232,066

2020 American Community Survey (ACS)

