

REALTOR Professional Report



Select



Commercial

For Sale

Waterfront: No

Current Zoning:

Dimensions: 45X138X45X138

Business Name: Frankfort Hardware

County: Benzie

Township: Frankfort

MLS # 1941025

Retail/Commercial

Sec # 28

List Price: \$1,490,000

Lease Price/SQFT:

Lease Price/Month:

Apx Total Fin SQFT 5500

Sub:

Lot#:

Apx Yr Blt: 1880

Remodeled:

Apx # Acres: 0.15

Owner: Vander Hyden/Engels

Vacant:

New 310 Main Street

Unit #:

Frankfort

49635

BUSINESS TYPE: Retail Store, Other

TAX ID #: 51-010-017-00

HEAT/COOLING: Natural Gas
Forced Air

WATER: Municipal Water

WASTE: Municipal

ZONING: Retail, Commercial

ROAD: Public Maintained, Blacktop

FINANCING: Conventional Mortgage, Commercial Loan, Cash

POSSESSION: Negotiable

INCL IN RENT: None

LOCATION: Inside Lot, Freestanding

CONSTRUCTION: Frame

BASEMENT: Full, Walkout, Block, Plumbed for Bath, Entrance Outside,

ROOF: Asphalt, Membrane

FLOORING:

LICENSES: None

EXTRAS: Overhead Door(s), Loading Dock(s), Furniture/Fixtures, Other

Fixtrs/Equip Value

Assn Dues

Rental Exp

Rental Inc

Gross Sales

Ins Exp (Annual)

Heat Exp (Annual)

Electric Exp (Annual)

Restrooms

Renewable

Inv Value

Parking Spaces

Full Time Employees

Business Incl

Inventory Incl

Real Estate Incl

Yes

Yes

Yes

Agent Only Remarks

This sale is for the business and building. Current owners are willing to assist in a successful transition to new owners. Legal description and SEV information are from the county tax records, and square footage, additional information, and features are accurate but should be verified by the buyer or buyer's agent.

Public Remarks

Don't miss this rare chance to own a thriving business and real estate just blocks from the sandy shores of Lake Michigan and Betsie Bay. This iconic, long-established hardware store is a staple of the Frankfort business community for over 100 years, offering a fully operational, turnkey business with a loyal customer base. The property features 4,000 sq. ft. of well-maintained retail space and an additional 3,800 sq. ft. of lower-level warehouse storage, ideal for inventory or expansion. Convenient on-site and street parking ensure easy access for both customers and tenants. Adding to its value, the building includes a charming 3-bedroom apartment with a private entrance, offering spectacular views of Betsie Bay and Lake Michigan. Currently operating as a successful short-term rental, this space provides flexible income potential or a perfect live/work setup for an owner-operator. Whether

Directions

Located on Main St Downtown Frankfort

List Office - Ofc Nm Ph **Century 21 Northland-Frankfort - 231-352-7123**

List Agent - Agt Nm Ph **Kari King - Cell: 231-651-0923**

List Agent - E-mail **kariking@c21northland.com**

ListTeam - TeamNmPh

List Ofc 2 - Ofc Nm Ph

List Agt 2 - Agt Nm Ph

List Agt 2 - E-mail

Sell Ofc 1 - Ofc Nm Ph

Sell Agt 1 - Agt Nm Ph

Sell Agt 1 - E-mail

Exclusive Right to Sell

Dual MLS #

Sign **Yes**

Sold Price

Terms

Concession

Amount

Closed

List Date **12/5/2025**

DOM **0**

The accuracy of all information, regardless of source, is not guaranteed or warranted. All information should be independently verified. Copyright © Northern Great Lakes REALTORS® MLS. All Rights Reserved.