

5692 N US 31 Highway Levering

MI

\$595,000

MLS # 468346



Sale/Rent	For Sale
Status	ACTIVE
Class	COMMERCIAL/INDUSTRIAL
School District	Pellston
Township	McKinley
Zip	49755
County	Emmet
Section	3
Town/Range	T37N R4W
Acreage	1.01 - 2
# of Units	13
# of Restrooms	0
# of Full Baths	13
# of Bedrooms	14
Above Ground Sq. Footage	4,760
Total Sq. Ft.	4760
Building Size	

Business Name	
Yr Blt	1971
Zoning	B-2
Lot Dim	
Acres #	1.10
Well (Size & Depth)	
Association	
Mult-Un. Res. Condo (Y/N)	N
Possession	At closing Tenant Rights

Business Opp. (Y/N)	N
Real Estate Incl. (Y/N)	Y
Inventory Included (Y/N)	
Site Condo (Y/N)	N
Lot (Y/N)	
Survey (Y/N)	
Water View (Y/N)	
Waterfront Feet	

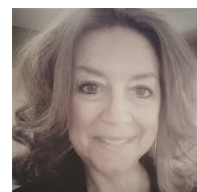
Original Price	\$595,000
Tax ID	10-10-03-251-012
New Split (Y/N)	N
S.E.V./Yr.	101900
Dues	
Per	
Lease Terms	
Legal	PLAT OF L.G. CORNEILS 2ND ADD TO LEVERING, LOT 11. SECTION 3, T37N, R4W.
Assoc Doc	0
Inpt Date	5/26/2022 4:39 PM

LOCATION NOT TO MISS~The Levering Motel features 13 total rentals, with 11 studio rooms, 1 larger corner unit, attached house/office unit, Paved open parking court, maintenance shed and on site coin-op laundry, 9.6% Cap Rate. Excellent rental history with high year round occupancy. Keep the building as individual rental units or convert back to motel for seasonal tourist income. B-2 zoning offers amazing potential opportunities for this 1 acre parcel. This high visibility location is just minutes to Pellston Airport, Mackinaw City, Casinos, Lakes and Parks. Step right in to this turnkey rental business and level up!

CONSTRUCTION	Wood Frame	OTHER BUILDING	Shed
ROOF	Asphalt Shingle	FEATURES	Off-Street Parking, Paved Roads
WINDOW	Insulated	TERMS	Cash, Conventional
BASEMENT	Slab	Directions	US 31 N to property just south of E Levering Rd in Levering
Stories	One	Virtual Tour	
UTILITIES	Electricity		
HEAT	Electric Baseboard		
SEWER	Septic		
WATER	Well		

This information has been provided to you by:

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