

## Commercial Property Available

**1240 E. Houghton Lake Rd  
Lake City, MI 49651  
\$475,000.00**



### **Description:**

Available for sale or lease and located along Houghton Lake Road, a prominent stretch of state highway M-55, this expansive 20-acre property offers a unique opportunity for commercial or industrial development. The site features two industrial pole buildings encompassing 12,141 square feet, ideal for manufacturing, warehousing, or indoor storage. There's also 1,000 square feet of office space that could alternately serve as a living area.

### **Contact:**

**Tom Zant**

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Equity Group of Michigan

## Key Features:

- **Versatile Space:** The buildings are designed to accommodate a variety of industrial needs, with ample room for operations.
- **Functional Office Area:** The open office space includes a reception area and a kitchen/break room plus four private offices. This area can also be used as a living space and has 1.5 bathrooms and wash/dryer hookups.
- **Outdoor Potential:** The acreage is perfect for further development or can serve as laydown space or outdoor storage. It can also be integrated with the adjacent sand mining operation, enhancing its utility.
- **Access and Utility:** Equipped with three overhead doors that provide sufficient ceiling height for utility and construction vehicles, the property also boasts an indoor drive-over underground pit, ideal for vehicle service and repair.
- **Well-Equipped Facilities:** The clean buildings are ready for immediate use, with plumbing, electrical and great lighting.

## Property Details:

Type of space: Industrial, Commercial  
Zoning: 201 Commercial Improved  
SEV: \$190,200 (2024)  
Parcel: 001-005-006-50  
Total Acres: 20.0 acres  
Traffic Count: 5,784 vehicles per day (2023)

## Availability:

For Sale: Yes  
Sale Price: \$475,000.00  
Sale Terms: Cash/Conv  
For Lease: Yes  
Lease Type: Triple Net  
Lease Rate: \$ 3,500.00/month  
Lease Terms: 48 months

## Building Details:

Buildings: 2  
Total Building Area: 13,141 sf  
Office: 1,000 sf  
Ceiling Height: 18 ft in west building; 16 ft in east building; 8 -10 ft in office area  
Drive-In Doors: 3  
Loading Docks: No  
Cranes: No  
Year of Last Renovation: 2010  
Year Built: 1977

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