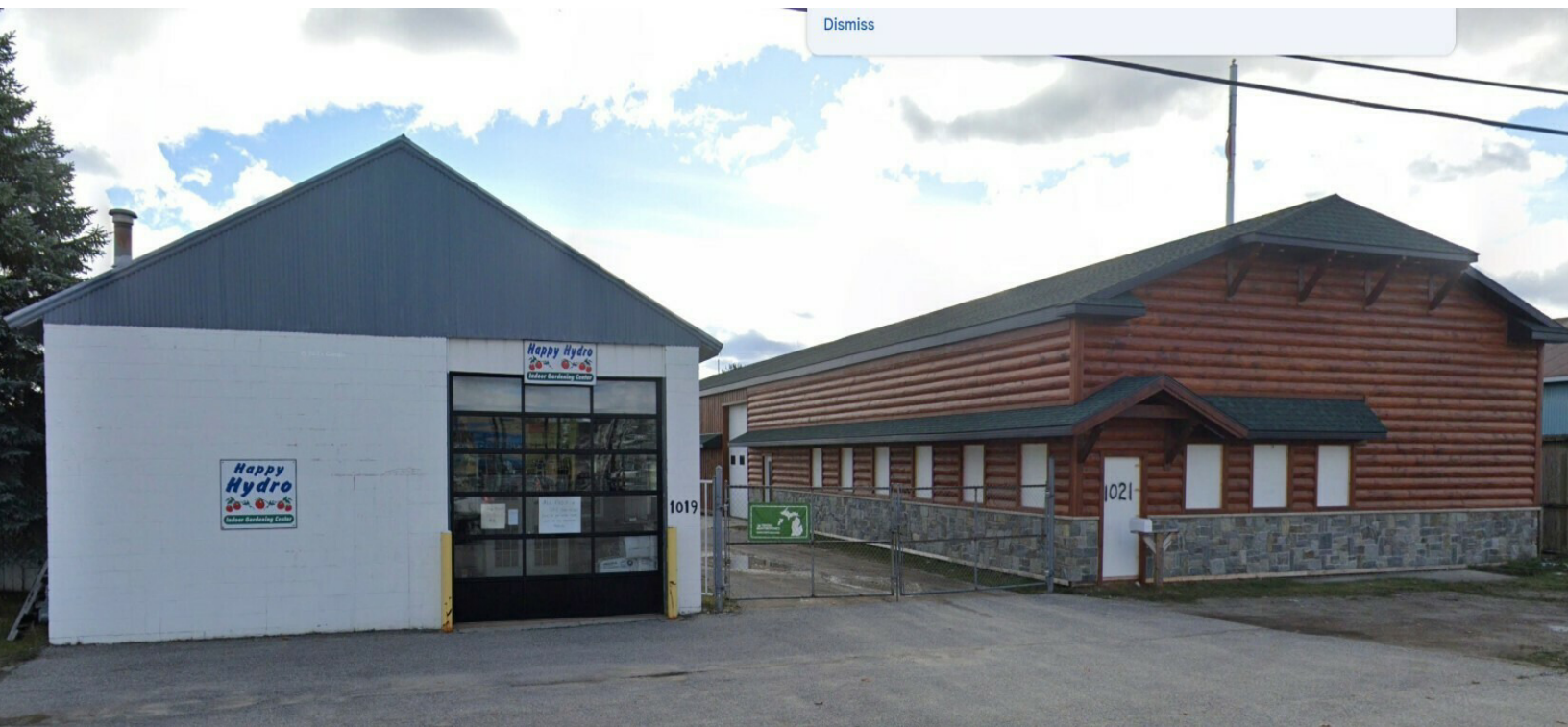


1019-2021 MANKOWSKI

1019-1021 Mankowski, Gaylord, MI 49735



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

PAUL GOBEILLE

Senior Vice President

pgobeille@thomasduke.com

OFFERING SUMMARY: 1019-1021 Mankowski | Gaylord, MI 49735



PROPERTY OVERVIEW

Both the 1019 and 1021 properties are available for combined purchase. The 1021 Mankowski building is 7,100 square feet and is a duplex building; a 3,400 square foot front unit and a 3,700 square foot rear unit. The 1019 Mankowski property is 1,776 square feet.

OFFERING SUMMARY

Sale Price WAS:	\$625,000
NOW:	\$590,000
Building Sizes:	1021 - 7,100 SF 1019 - 1,776 SF
Price / SF:	\$66.47
Year Built:	1990
Zoning:	C-2

PROPERTY HIGHLIGHTS

- Close to I-75
- Retail Showroom, and Warehouse space Available
- Newly Remodeled Exterior
- New Roof Installed 2022
- Front Retail Space is a Blank Canvas
- Large Freeway Pylon Sign Available

BUILDING/PROPERTY INFORMATION: 1019-1021 Mankowski | Gaylord, MI 49735

BUILDING INFORMATION

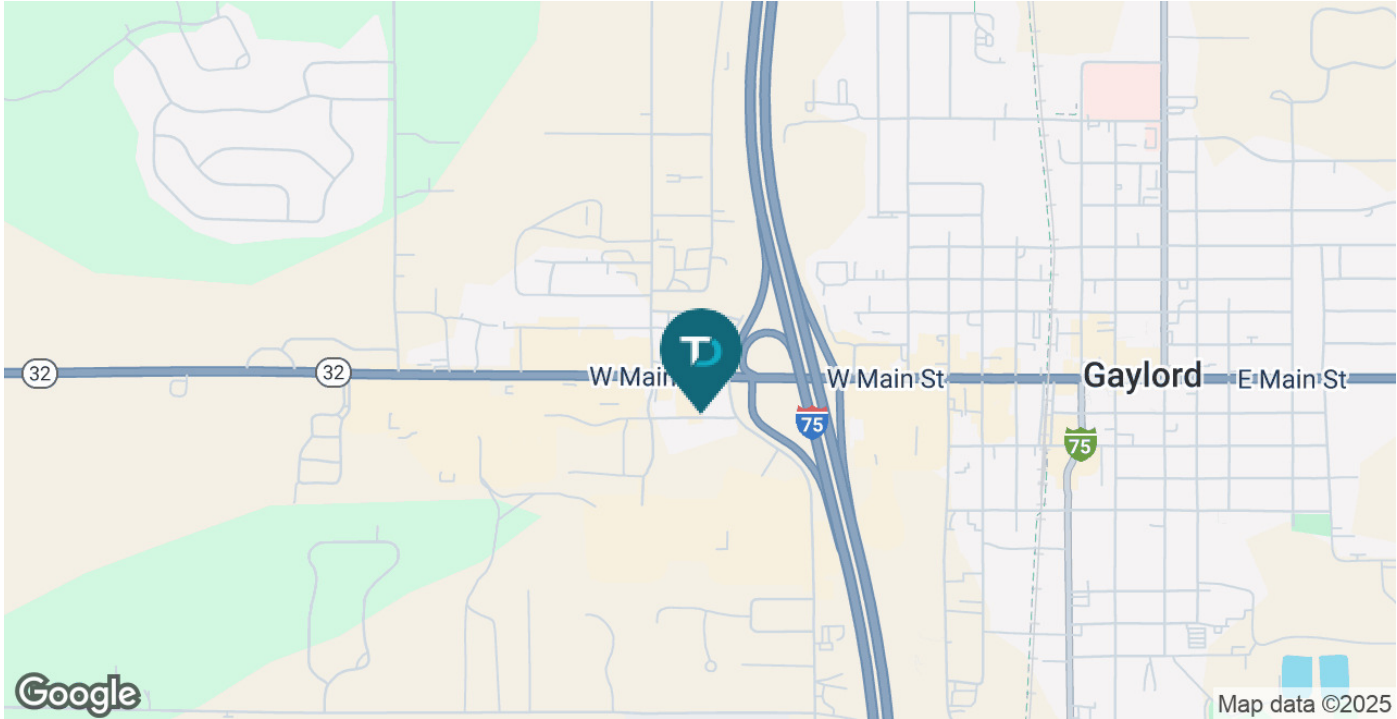
Price/SF:	\$66.47
Building Sizes:	1021 Mankowski - 7,100 SF 1019 Mankowksi - 1,776 SF
Year Built:	1990
Number of Floors:	1

PROPERTY INFORMATION

Lot Size:	1 Acre
Property Type:	Retail/Office
Property Subtype:	Automotive
2024 Taxes:	\$5,500 combined
Zoning	C-2
Traffic Count:	W Main St - 18,086 VPD I-75 - 2,742 VPD
APN:	102-110-000-240-00 102-110-000-235-00

LOCATION INFORMATION

Located on South side of Mankowski Rd, West of Dickerson Road





ADDITIONAL PHOTOS: 1019-1021 Mankowski | Gaylord, MI 49735





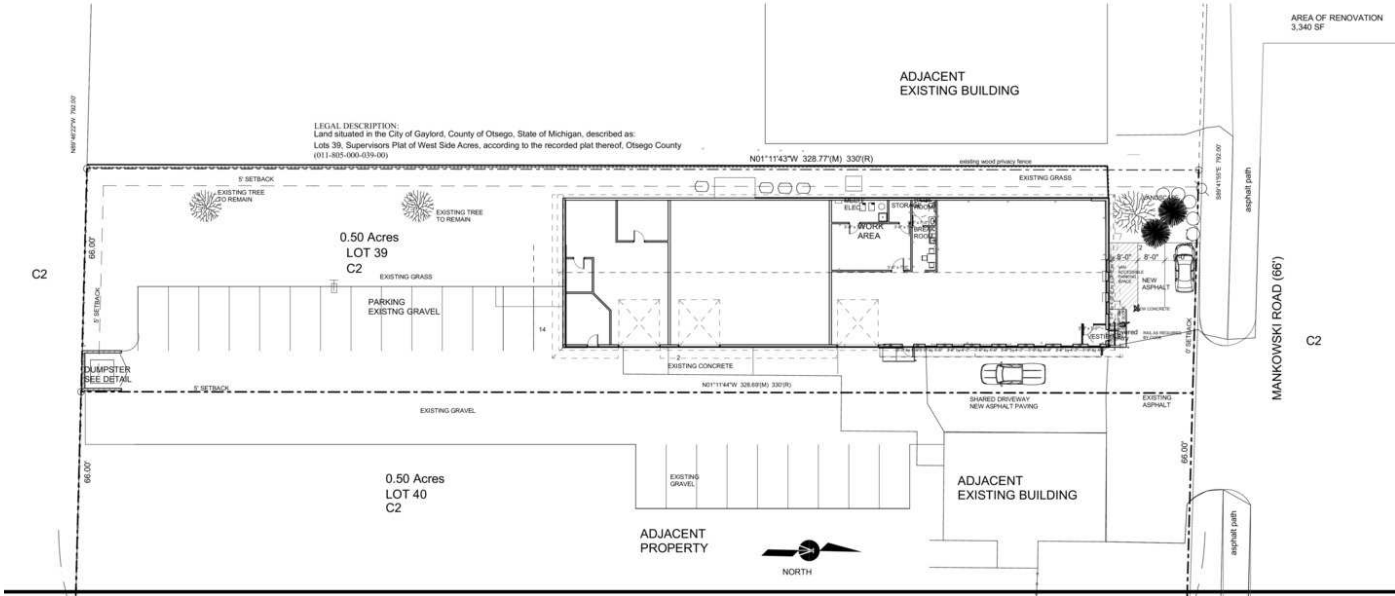
PARCEL AERIAL: 1019-1021 Mankowski | Gaylord, MI 49735



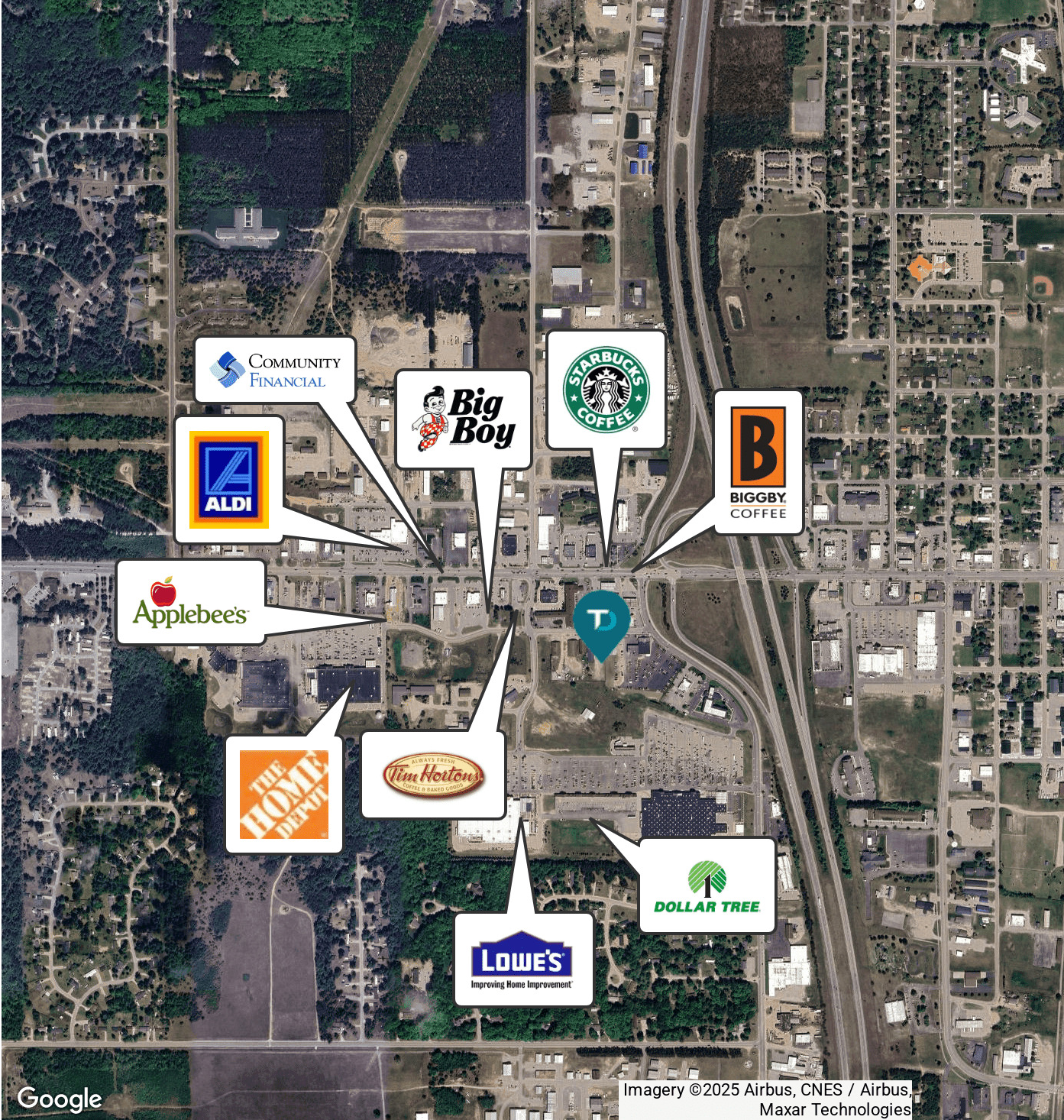
ADDITIONAL PHOTOS: 1019 Mankowski | Gaylord, MI 49735



SHOWS ADJACENT BUILDINGS - NO SCHOOLS OF PUBLIC SPACES ARE WITHIN 1000'



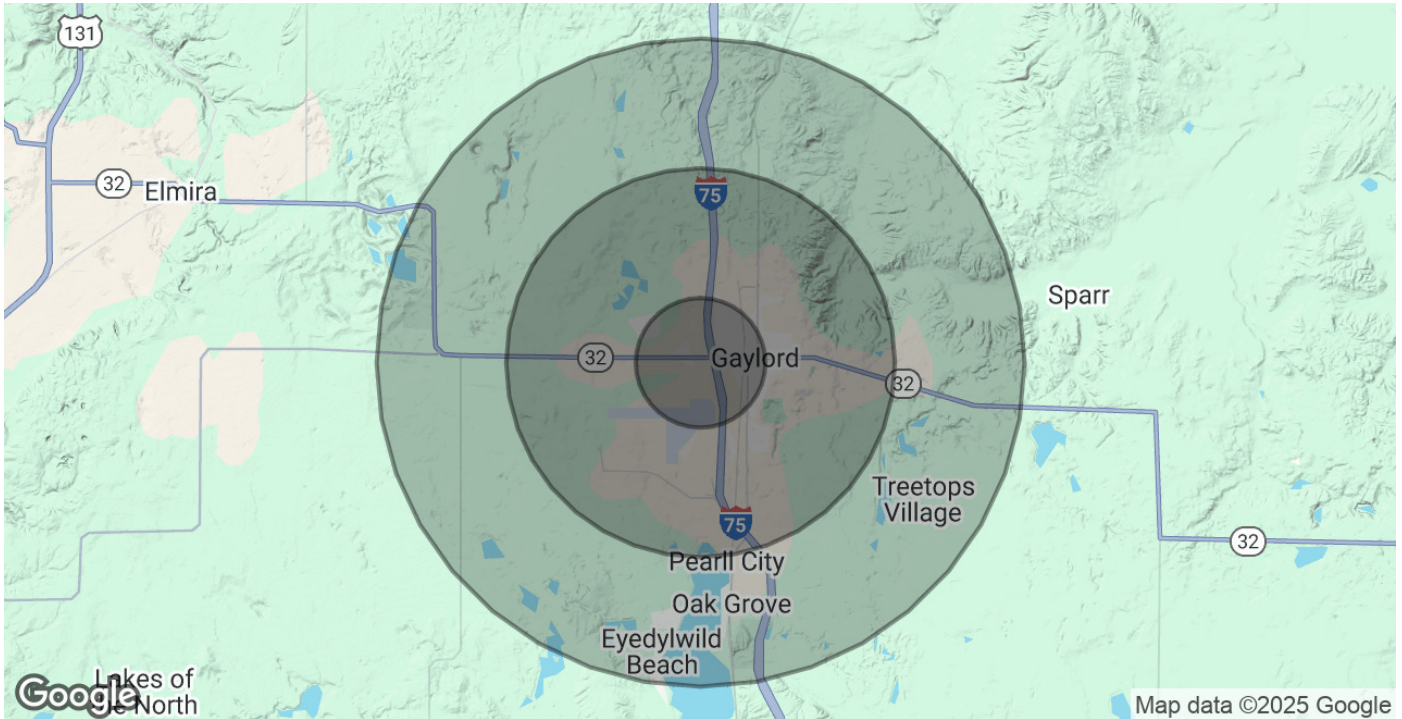
RETAILER MAP: 1019-1021 Mankowski | Gaylord, MI 49735



Google

Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

DEMOGRAPHICS MAP & REPORT: 1019-1021 Mankowski | Gaylord, MI 49735



	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	2,650	9,343	13,571
Average Age	43	42	43
Average Age (Male)	40	40	41
Average Age (Female)	46	44	44
HOUSEHOLDS & INCOME			
Total Households	1,169	3,896	5,606
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$65,369	\$74,547	\$81,271
Average House Value	\$181,914	\$201,435	\$218,812

Demographics data derived from AlphaMap