



2870 US 31 Hwy N

2870 US 31 Hwy N, Levering, MI 49755



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\$450,000

Income Property or Rental Business Opportunity~ The Arbor Apartments on US 31 North in Levering is a 7 unit apartment building with on site coin-op laundry and is zoned B-1/FF-2. 100% Occupied with leased tenants, 7.5% Cap Rate. Emmet County B-1 Zoning offers opportunities from Motel, Cabins, Bed & Breakfast to Retail, Office or Adult Foster Care Home. There may be room for a buyer to explore expanding the number of units. This apartment complex has a solid rental history and excellent visibility on the Northern corridor of US 31~ Just a few minutes from Pellston Airport, Mackinaw City, trails and lakes. Excellent High Visibility location to build your ideas and dreams into reality. The Adjacent and surrounding parcel is also listed separately MLS 468345 with 7 acres & a home~ if combined, these parcels could take the income variables to an entirely new level....

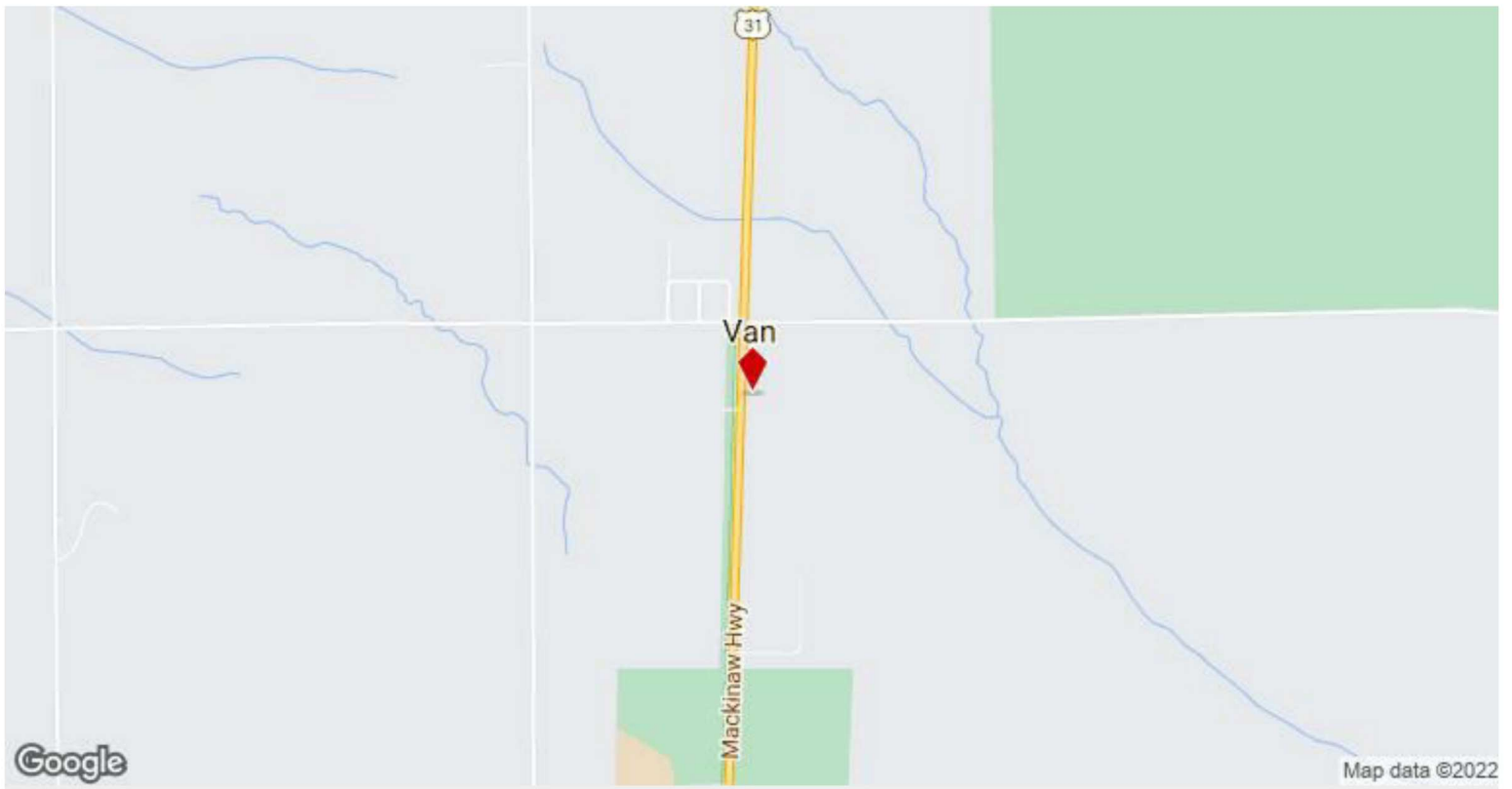
- High Visibility; remodeled, close to Mackinaw City, Casinos and I-75 access



Price:	\$450,000
No. Units:	7
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Garden
Building Class:	C
Sale Type:	Investment
Cap Rate:	7.50%
Lot Size:	1.60 AC
Building Size:	2,800 SF
No. Beds:	7
No. Stories:	1
Year Built:	1950
Parking Ratio:	3.57/1,000 SF
Zoning Description:	Commercial

Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
0+1	7	\$52.08	150 - 200
1+1	7	\$59.38	150 - 250
2+1	7	\$68.75	175 - 250



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Property Photos



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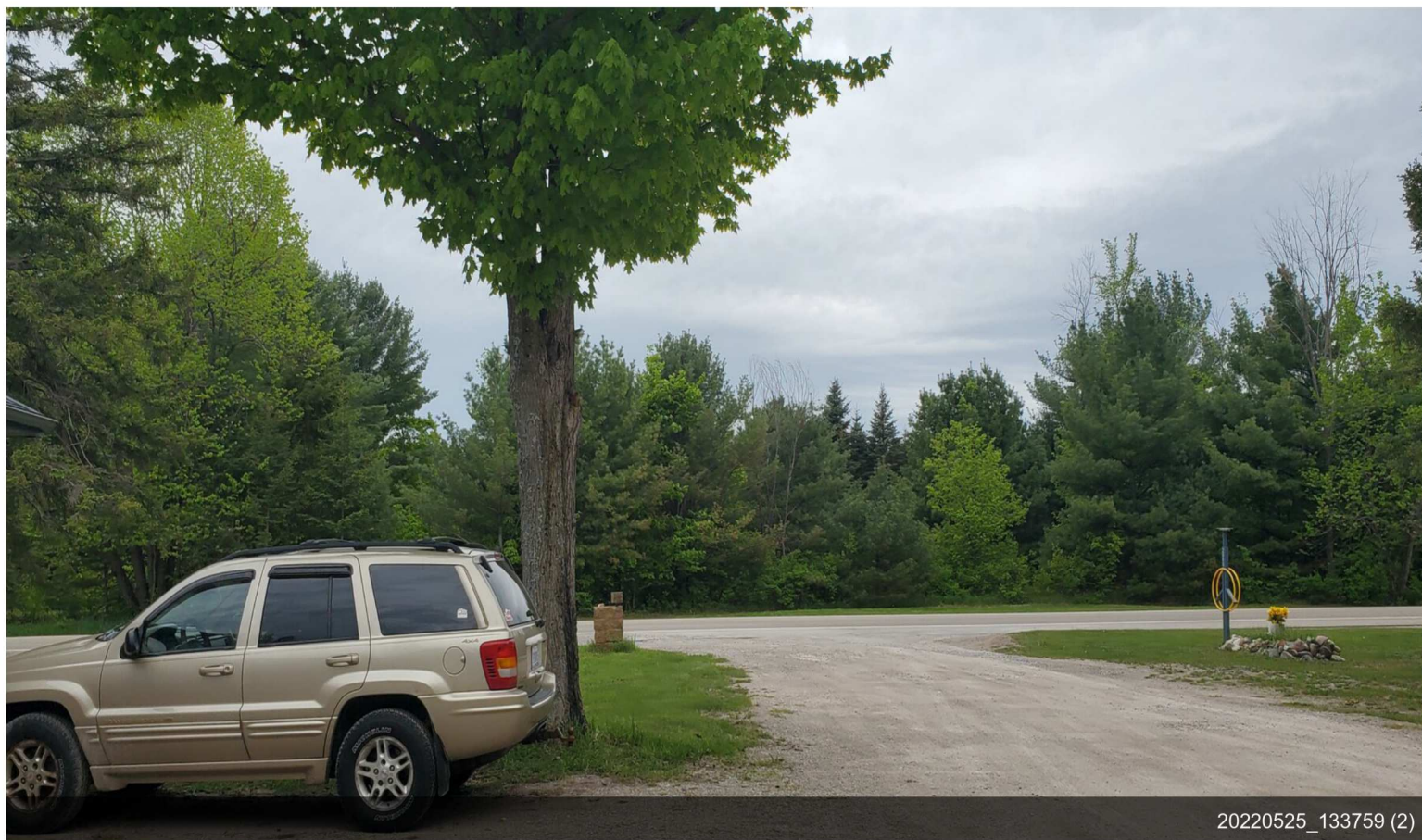


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Property Photos



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Property Photos

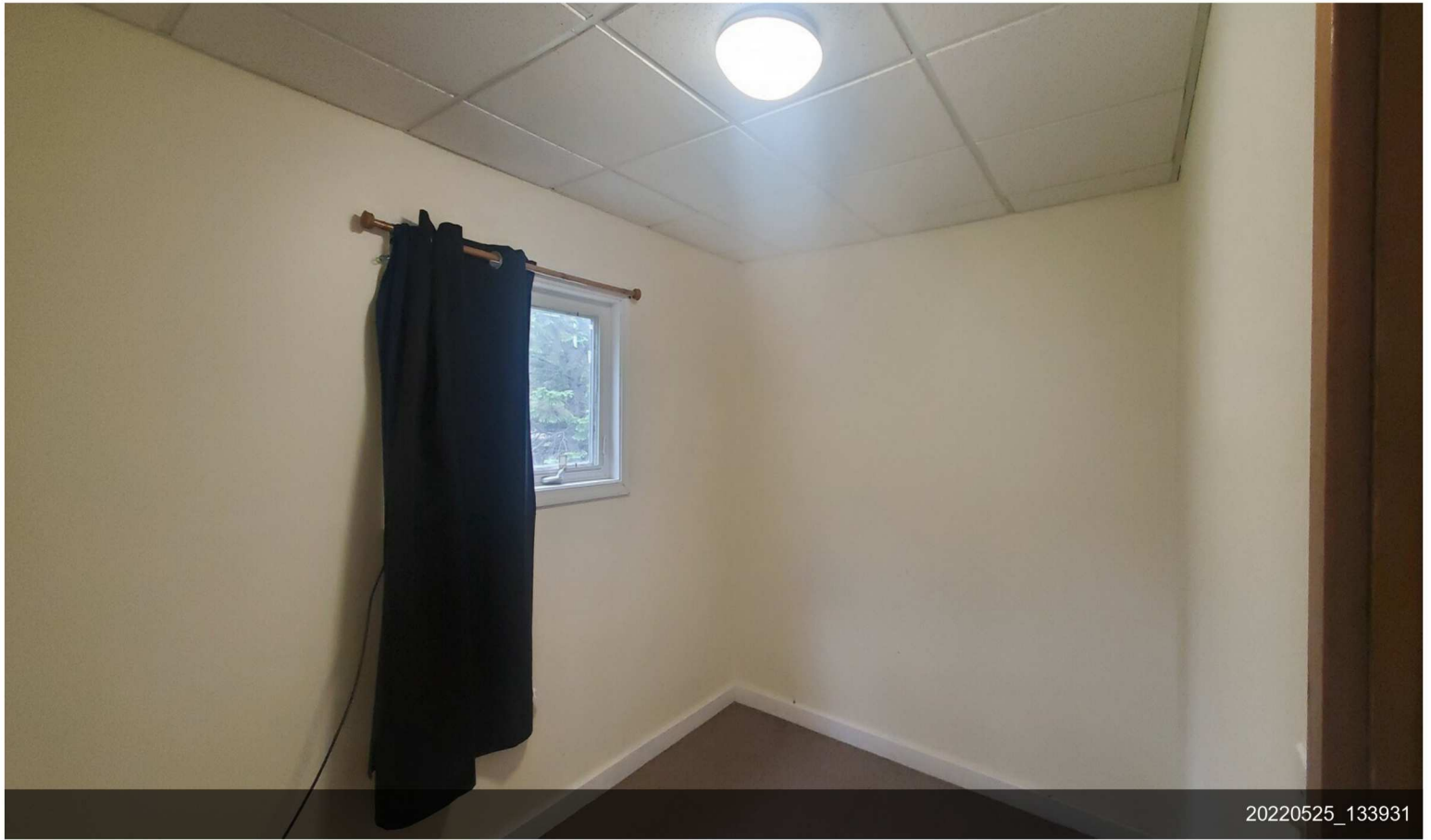


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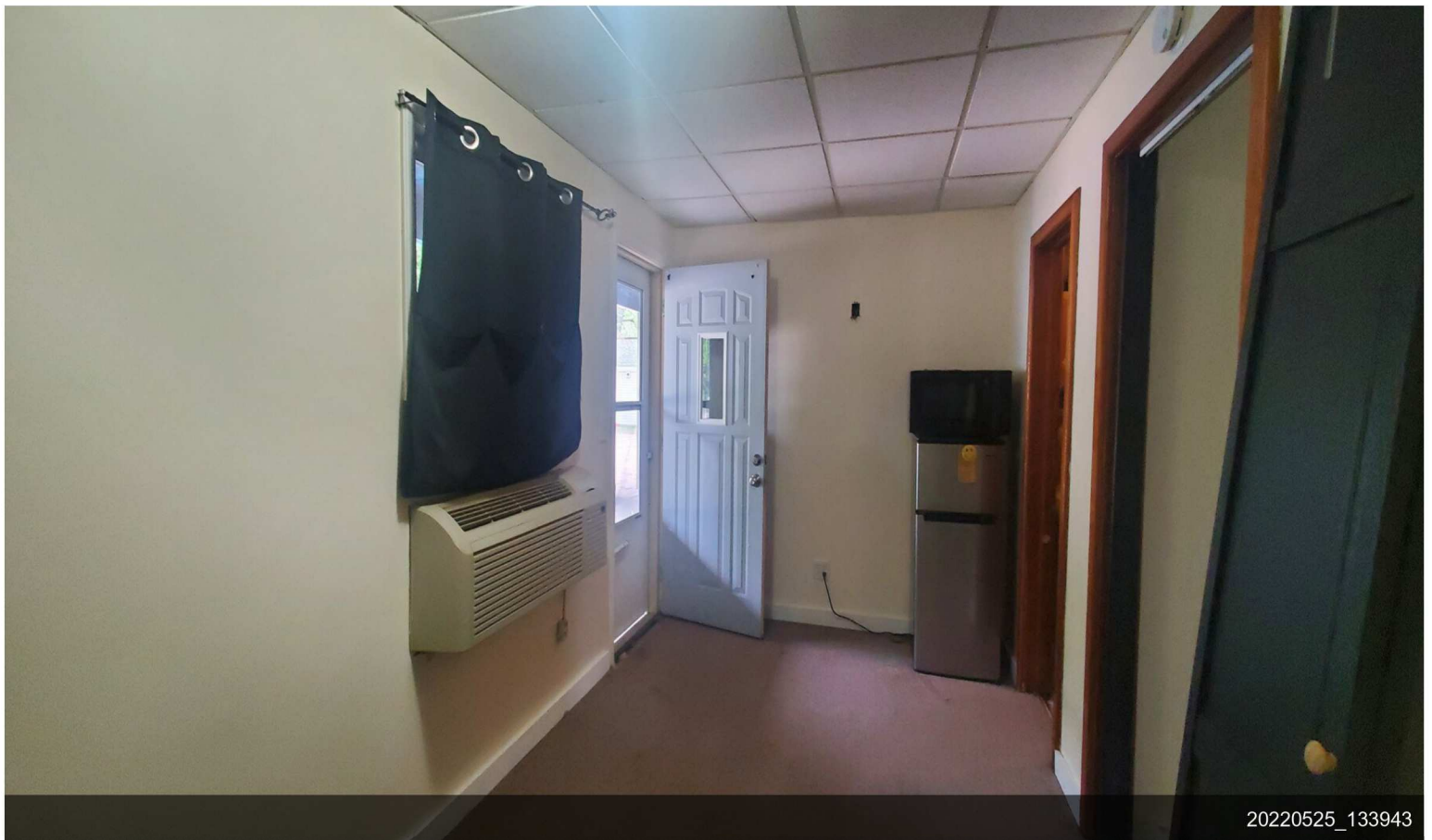


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Property Photos

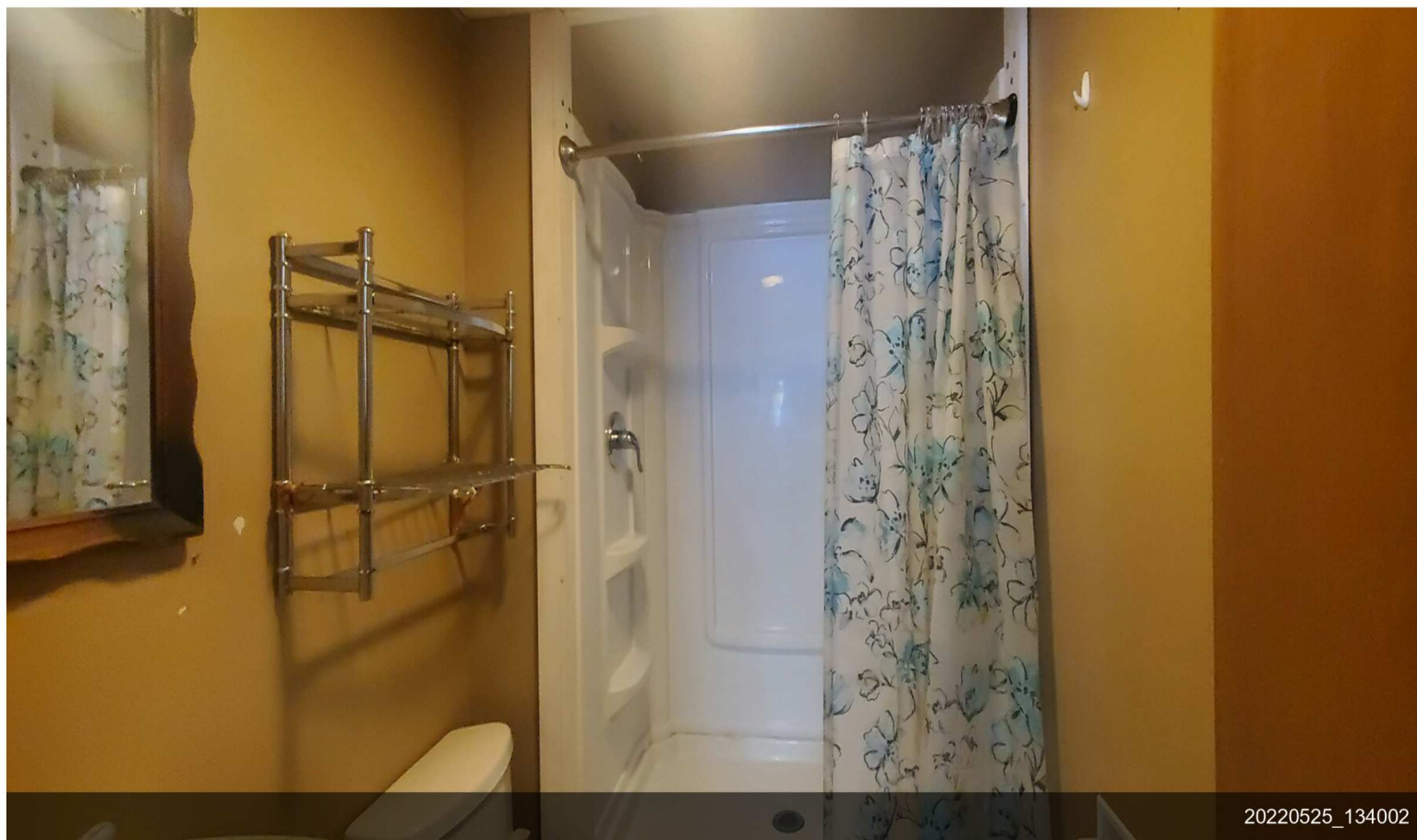


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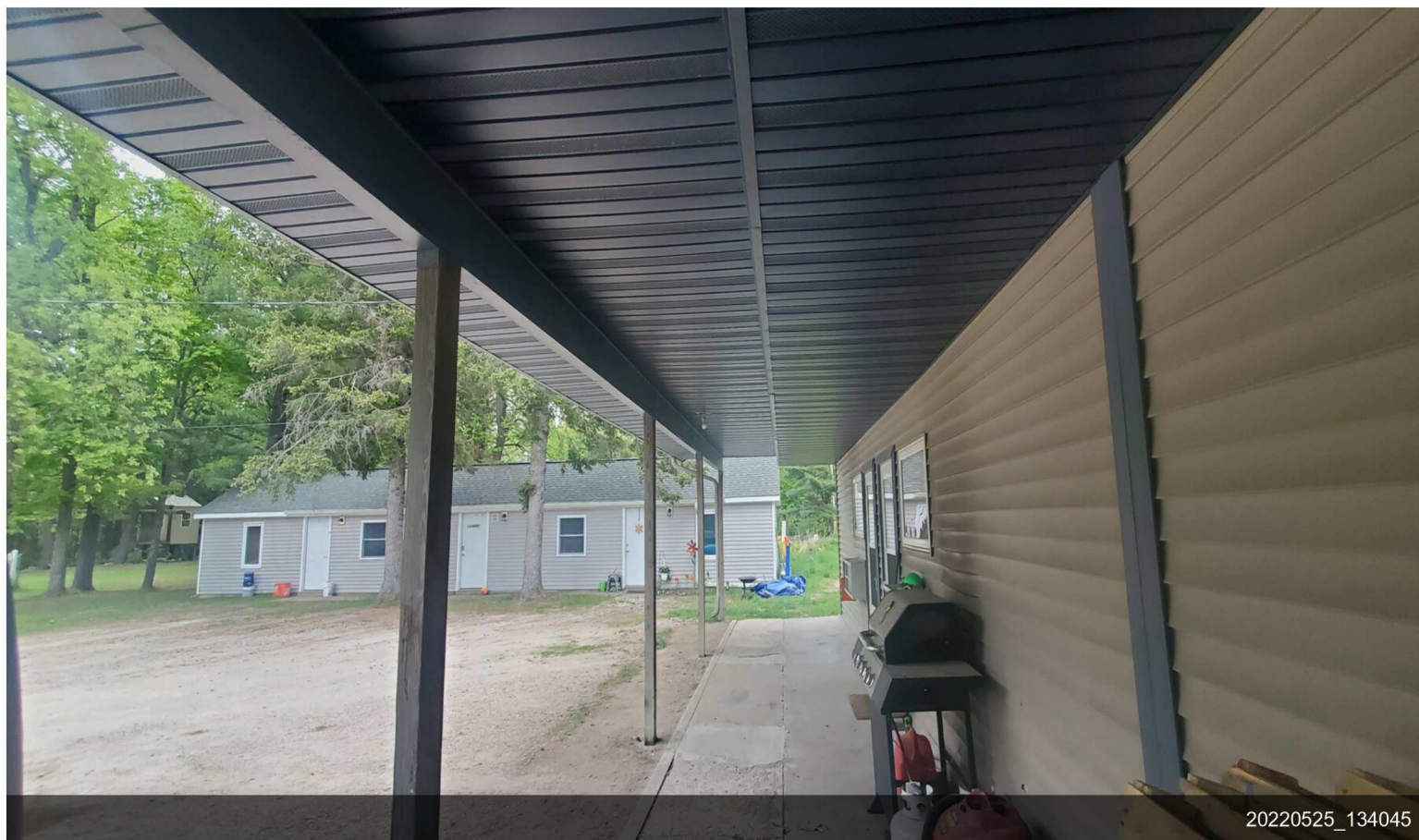


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Property Photos

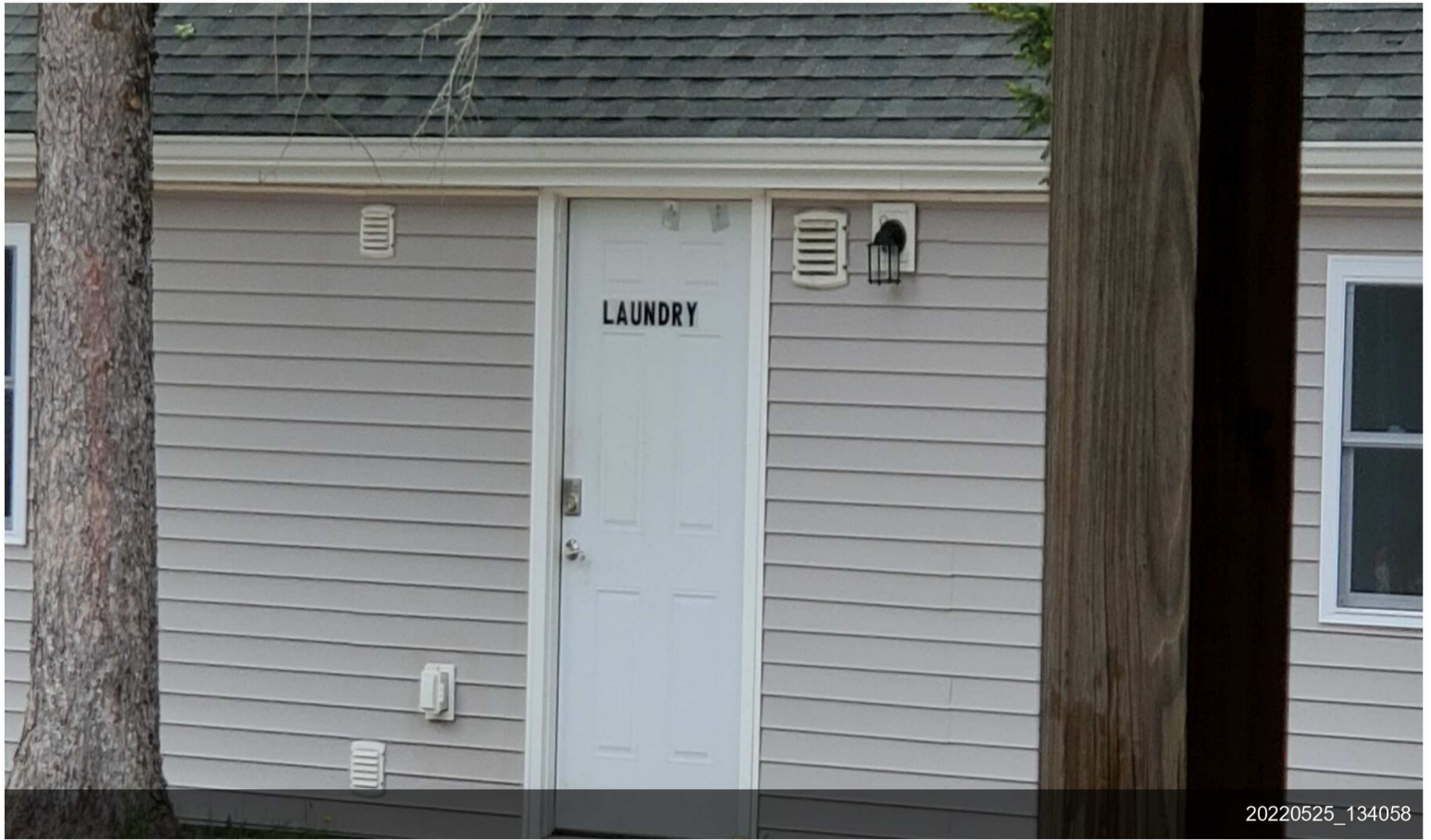


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Property Photos



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Property Photos

