

Carlisle Canoe Livery Downtown Grayling



Now Available: Iconic Carlisle Canoe Livery on the AuSable River – Downtown Grayling

Don't miss this rare opportunity to own a piece of Michigan history and a thriving riverfront business! The **historic Carlisle Canoe Livery**, located right in the heart of downtown Grayling, is now available for purchase. Situated on **over 220 feet of pristine AuSable River frontage**, this landmark property offers stunning natural beauty, a **beautiful boardwalk**, and unbeatable access to one of the most beloved paddling destinations in the Midwest. Bonus vacation rental home included!!!

Offered by Ken Weaver Berkshire Hathaway Home Services
231-668-6303 Traversenorth@gmail.com

One of the best places in the country to live!

Carlisle Canoe Livery Downtown Grayling

At the heart of the property is the **famous original Carlisle building**, where the modern canoe paddle was invented and manufactured. Today, it serves as a charming and functional **retail store and check-in center** for livery guests. Included in the sale are **all business equipment, vehicles, the well-established business name**, and a loyal customer base.

This is the **premier canoe livery in the region**, known especially for its **profitable overnight canoe trips**, which attract paddling enthusiasts from across the state. The business has an **exceptional reputation**, strong local partnerships, and outstanding visibility in the community.

Also included is a **fully updated home on the adjacent lot** currently used as a successful **vacation rental**. This home offers flexibility to serve as either a private residence for the new owner or continued income-generating lodging.

With high visibility, **walkable access to downtown shops and restaurants**, and deep historical roots, this unique offering combines **profitable business operations, rich heritage, and premium waterfront real estate**.

Turn the key and take the paddle – your dream lifestyle

One of the best places in the country to live!

Carlisle Canoe Livery

The Original Carlisle Paddle Building



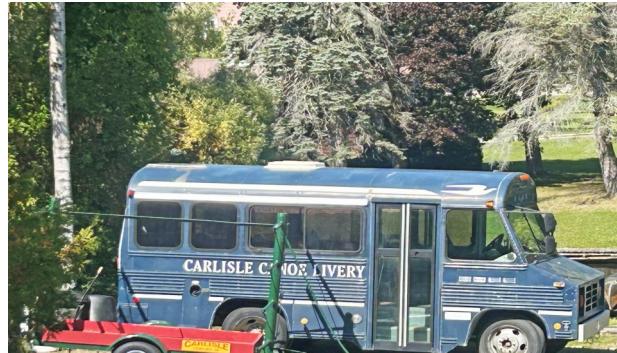
Carlisle Canoe Livery

The Original Carlisle Paddle Building



Carlisle Canoe Livery Equipment

Includes all the equipment, including over 70 canoes, almost 60 kayaks, 2 vans, a bus, 3 trailers and lots of paddles, life fests, etc. Turnkey and ready to go!!



Carlisle Canoe Livery Vacation Home

Includes an update home on the adjacent property with 3 bedrooms and extra family room, exceptional sitting area, currently used as a vacation rental



Carlisle Canoe Livery Vacation Home



Carlisle Canoe Livery

The Business

Established Canoe & Kayak Livery with Prime Waterfront Access

This is a rare opportunity to own a highly successful and efficiently operated canoe and kayak livery, with a stellar reputation throughout the region and across the state. Located on a prime stretch of waterfront, the property features over 200 feet of boardwalk, allowing all trips to launch directly from the site—eliminating the need for shuttling guests upstream. The only coordination required is for pick-up times, with the business taking pride in prompt customer retrieval, even if equipment is collected later.

One of the most profitable aspects of the operation is that more than half of the rentals are overnight trips, generating higher revenue with the same level of effort required for day trips. The layout of the livery is designed for maximum efficiency, with easy access for vans, buses, and trailers directly to the waterfront—minimizing equipment handling and turnaround time.

There is significant potential for growth. New ownership could easily increase the number of trips using the current fleet or expand the inventory with additional kayaks and canoes to boost profits further.

This turnkey business combines an exceptional location, streamlined operations, and a well-established customer base—making it an ideal opportunity for anyone looking to step into a thriving outdoor recreation enterprise.

Carlisle Canoe Livery

The History

Ken Carlisle and his invention

- **The origin:** The livery on the AuSable River was originally founded as "Stephan's Cut Rate Canoe Livery" in 1940. Ken Carlisle later purchased the business, which served canoe rentals to vacationers and locals.
- **The problem:** Wooden paddles, the standard for livery businesses at the time, required extensive maintenance. Carlisle grew tired of refurbishing the wooden paddles every off-season.
- **The solution:** His need for a more durable, low-maintenance alternative prompted him to innovate. He designed a new paddle that combined a resilient plastic blade with a lightweight aluminum shaft.
- **The innovation's impact:** Carlisle's new design proved so successful and popular that he began manufacturing the paddles in the livery's boathouse. The paddle-making business eventually outgrew the livery itself.

The expansion: Carlisle sold the canoe livery to dedicate himself to the growing paddle manufacturing business, which became the recognized brand Carlisle Paddles.

The legacy of Carlisle Canoe Livery

- **A continuing operation:** Despite the change in ownership, the livery has continued to operate under the Carlisle name for decades. The original boathouse remains, and the business still serves those exploring the AuSable River.
- **Modern times:** The livery continues to be a popular destination for paddlers exploring the AuSable, which is also known for its world-class trout fishing and is part of the iconic AuSable River Canoe Marathon route.

New ownership: As of 2014, the livery is owned and operated by Janice Stevenson, continuing the tradition of providing canoe and kayak rentals and overnight excursions.

Additional Information

Detailed expense reports and previous and projected earnings are available upon verification of financing and a signed confidentiality agreement

DISCLAIMER: The information contained herein and in supplemental documents have been furnished by the seller and/or other third party sources. Every effort has been made to provide accurate information, however, Berkshire Hathaway Home Services MI and/or its agents are unable to guarantee or warrant the information. Purchaser should verify any and all information before closing.

	Beds N/A	Full Baths N/A	Half Baths N/A	Sale Price N/A	Sale Date N/A
	Bldg Sq Ft 810	Lot Sq Ft 23,240	Yr Built N/A	Type MISC COM SVCS	

OWNER INFORMATION

Owner Name Jm Stevenson Inc	Tax Billing Zip 49738
Tax Billing Address 110 State St	Tax Billing Zip+4 1834
Tax Billing City & State Grayling, MI	

COMMUNITY INSIGHTS

Median Home Value \$167,660	School District CRAWFORD AUSABLE SCHOOLS
Median Home Value Rating 2 / 10	Family Friendly Score 58 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation) 53 / 100	Walkable Score 10 / 100
Total Incidents (1 yr) 57	Q1 Home Price Forecast \$171,558
Standardized Test Rank 64 / 100	Last 2 Yr Home Appreciation 27%

LOCATION INFORMATION

School District Crawford Au Sabl	Carrier Route C002
School District Name Crawford Au Sabl	City/Village/Township Grayling
Census Tract 9603.00	Flood Zone Code X
Census Block 02	Flood Zone Panel 26039C0165A
Zip Code 49738	Flood Zone Date 04/17/2012
Zip + 4 1331	Within 250 Feet of Multiple Flood Zone Yes (X, A)

TAX INFORMATION

Parcel ID 07015000900801	Advalorem Summer Tax \$3,062
Property ID 070-150-009-008-01	Summer Tax \$3,092
Property ID 07015000900801	Winter Tax Year 2024
Assessment Year 2025	Advalorem Winter Tax \$467
Total Assessed Value \$49,900	Winter Tax \$472
State Equalized Value \$49,900	Prior Summer Tax Year 2023
Capped Value \$60,262	Prior Year Summer Tax \$2,958
Total Taxable Value \$49,900	Prior Winter Tax Year 2023
Tax Year 2024	Prior Year Winter Tax \$516
Annual Tax \$3,565	Prior Year Tax Amount \$3,474
Summer Tax Year 2024	

Legal Description

"PARCEL ""A-1"": COM AT E 1/4 C OR SD SEC 7, T26N R3W, TH S01(DEGREES)41'34""W ALG E LINE S D " SEC 1212.72 FT; TH S43(DEG REES)49'59""W 49.18 FT TO NW'L Y LINE OF ALGER ST & W LINE O F " STATE ST, TH N01(DEGREES) 41'34""E ALG W'L Y LINE STATE S T, 115.72 F TO POB; TH CONT " "N 01(DEGREES)41'34""E 160.4 FT TO S'L Y BK OF AUSABLE RIVER; TH ALG SD S'L Y BANK NEXT 3 " " COURSES: 1) S82(DEGREES)52'34 ""W 67.61 FT 2) S77(DEGREES)47' 34""W 79.21 FT 3) S32(DEGREES)0 91'18""W 88.09 " FT; TH S41(DEGR EES)45'18""E 51.7 0 FT; TH S81(D EGREES)45'28""E 153.80 FT TO P OB. .64 AC ML & " EXTENDS TO WATERS EDGE OF AUSABLE RIV ER.

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
State Equalized Value \$49,900			
YOY Assessed Change (%) -37.31%	-9.13%		
YOY Assessed Change (\$) -\$29,700	-\$8,000		
Market Value - Total \$99,800	\$159,200		\$175,200
State Equalized Value \$49,900	\$79,600		\$87,600
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$3,310		

2023	\$3,474	\$164	4.95%
2024	\$3,565	\$90	2.6%
<hr/>			
Period	Tax Year	Tax Amount	Change (\$)
Winter	2023	\$516	
Summer	2023	\$2,958	
Total	2023	\$3,474	
Winter	2024	\$472	-\$44
Summer	2024	\$3,092	\$134
Total	2024	\$3,565	\$90
			2.6%

Period	Ad Valorem Tax
Winter	
Summer	
Total	
Winter	\$467
Summer	\$3,062
Total	

Characteristics			
# of Buildings	1	Total Building Sq Ft	810
Lot Acres	0.5335	Stories	1
Lot Sq Ft	23,240	Building Type	Store
Living Area Square Feet	810	Land Use - Corelogic	Misc Commercial Services

SELL SCORE			
Value As Of	2025-08-31 04:38:52		

LAST MARKET SALE & SALES HISTORY			
Owner Name	Jm Stevenson Inc		

PROPERTY MAP

109'

120'

173'

64'

141'

25 yards

Map data ©2025

Gierke Rd

Spruce St

Ingham St

Maple St

Fulton St

Ingham St

Alger St

Oliver St

Date St

M-72 E

Au Sable Canoe Rental

Madsen St

200 yards

Map data ©2025

***Lot Dimensions are Estimated**

	Beds N/A	Full Baths 1	Half Baths 2	Sale Price \$148,000	Sale Date 05/23/2014
	Bldg Sq Ft 1,434	Lot Sq Ft 8,588	Yr Built 1942	Type SFR	

OWNER INFORMATION

Owner Name Jm Stevenson Inc	Tax Billing Zip 49738
Tax Billing Address 110 State St	Tax Billing Zip+4 1834
Tax Billing City & State Grayling, MI	

COMMUNITY INSIGHTS

Median Home Value \$167,660	School District CRAWFORD AUSABLE SCHOOLS
Median Home Value Rating 2 / 10	Family Friendly Score 58 / 100
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Total Incidents (1 yr) 57	Q1 Home Price Forecast \$171,558
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LOCATION INFORMATION

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Census Block 02	Flood Zone Panel 26039C0165A
Zip Code 49738	Flood Zone Date 04/17/2012
Zip + 4 1834	Within 250 Feet of Multiple Flood Zone Yes (X, A)

TAX INFORMATION

Parcel ID 07015000900802	Advalorem Summer Tax \$1,651
Property ID 070-150-009-008-02	Summer Tax \$1,667
Property ID 07015000900802	Winter Tax Year 2024
Assessment Year 2025	Advalorem Winter Tax \$252
Total Assessed Value \$41,400	Winter Tax \$255
State Equalized Value \$41,400	Prior Summer Tax Year 2023
Capped Value \$32,494	Prior Year Summer Tax \$1,595
Total Taxable Value \$32,494	Prior Winter Tax Year 2023
Tax Year 2024	Prior Year Winter Tax \$278
Annual Tax \$1,922	Prior Year Tax Amount \$1,873
Summer Tax Year 2024	
Legal Description "PARCEL ""A-2"": COM AT E 1/4 C OR SEC 7, T26N R3W, TH S01(DEG REES)41'34""W ALG E LINE SEC 7 "" 1212.72 FT; TH S43(DEGREES)4 9'59""W 49.18 FT TO NW'L Y LINE ALGER ST & W LINE OF STATE S T " "FOR POB; TH N01(DEGREES)41'34""E ALG W'L Y LINE STATE S T 115.72 FT; TH N81(DEGREES)45'28""W 153.80 " FT; TH S41(DEGR EES)45'18""E 203.32 FT TO NW'L Y LINE ALGER ST; TH N43(DEGREE S)49'59""E ALG NW'L Y LINE ALGER ST 19.34 FT TO POB..25 A C M/L. SUBJ TO PARKING ESMT R EC'D L755 P928.	

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
State Equalized Value \$41,400			
YOY Assessed Change (%) 12.2%	-4.9%		
YOY Assessed Change (\$) \$4,500	-\$1,900		
Market Value - Total \$82,800	\$73,800	\$77,600	
State Equalized Value \$41,400	\$36,900	\$38,800	
Tax Year	Total Tax	Change (\$)	Change (%)
2022 \$1,785			
2023 \$1,873	\$88	4.95%	
2024 \$1,922	\$49	2.6%	

Period	Tax Year	Tax Amount	Change (\$)	Change (%)	Administrative Fee
Winter	2023	\$278			
Summer	2023	\$1,595			
Total	2023	\$1,873			
Winter	2024	\$255	-\$24	-8.46%	\$3
Summer	2024	\$1,667	\$72	4.53%	\$17
Total	2024	\$1,922	\$49	2.6%	

Period	Ad Valorem Tax
Winter	
Summer	
Total	
Winter	\$252
Summer	\$1,651
Total	

CHARACTERISTICS			
# of Buildings	1	Total Building Sq Ft	1,434
Lot Acres	0.1972	Year Built	1942
Lot Sq Ft	8,588	Total Baths	3
Basement Type	Basement	Full Baths	1
Basement Sq Ft	728	Half Baths	2
Style	Ranch	Heat Type	Forced Air
Living Area Square Feet	1,434	Garage Type	Garage
Ground Floor Sq Ft	1,070	Garage Sq Ft	100
Above Grade Sq Ft	1,434	Land Use - CoreLogic	SFR

SELL SCORE			
Rating	Very Low	Value As Of	2025-08-31 04:38:52
Sell Score	350		

ESTIMATED VALUE			
RealAVM™	\$140,500	Confidence Score	58
RealAVM™ Range	\$117,500 - \$163,400	Forecast Standard Deviation	16
Value As Of	08/25/2025		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

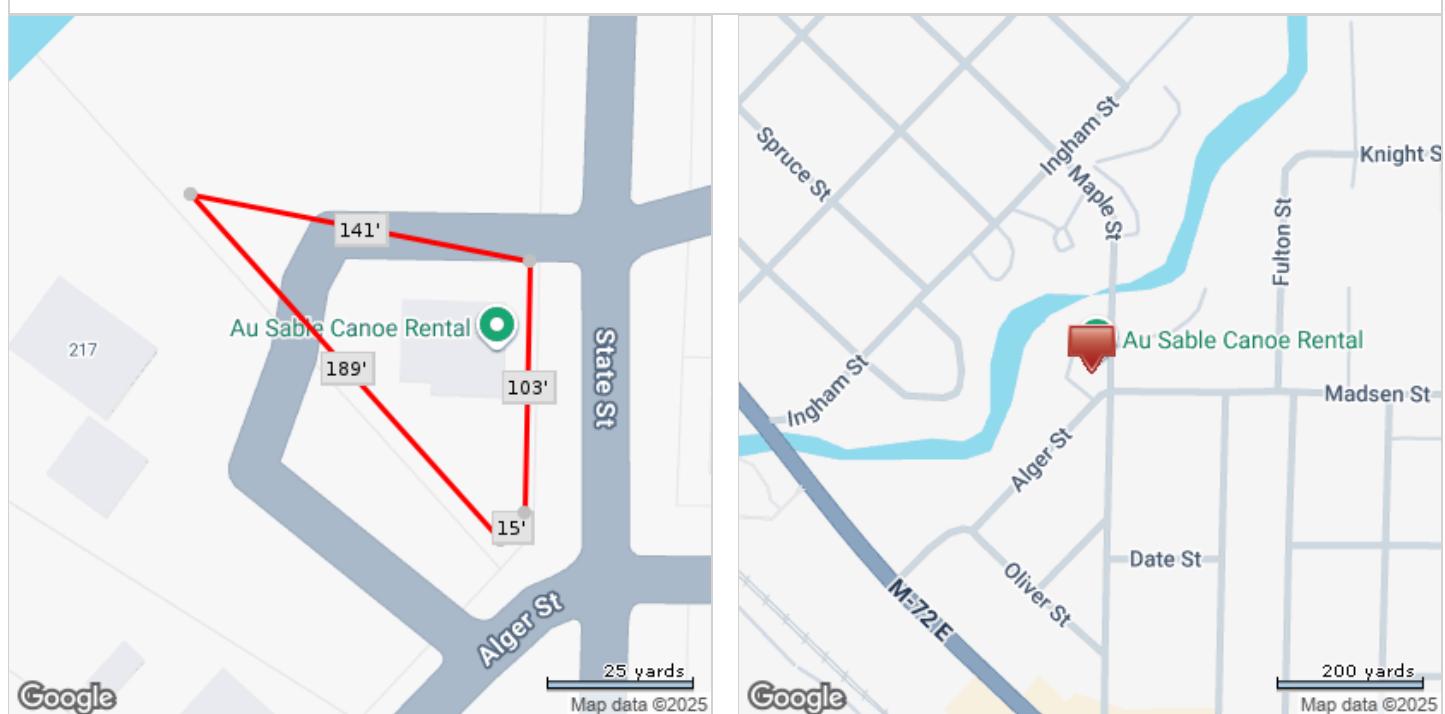
(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	1623	Cap Rate	9.4%
Estimated Value High	2124	Forecast Standard Deviation (FSD)	0.31
Estimated Value Low	1122		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Settle Date	05/23/2014	Deed Type	Warranty Deed
Sale Price	\$148,000	Owner Name	Jm Stevenson Inc
Price Per Square Feet	\$103.21	Seller	Preinl Gustav J & Christa H
Liber - Page	718-419		
Sale/Settlement Date	05/23/2014	03/27/2014	04/05/2010
Sale Price	\$148,000		\$230,000
Nominal		Y	
Buyer Name	Jm Stevenson Ents Inc	Preinl Gustav J & Christa H	Clark Terry
Buyer Name 2		Preinl Christa H	
Seller Name	Preinl Gustav J & Christa H	Clark Terry A Jr & Karlie M	Preinl Gustav & Christa H
Liber - Page	718-419	717-980	700-448
Document Type	Warranty Deed	Quit Claim Deed	Warranty Deed

PROPERTY MAP

*Lot Dimensions are Estimated