

# FOR SALE

## 2 Lite Industrial Wholesale Buildings

*These Buildings offer prices starting at \$2,975 &  
Sizes starting at 2,920 S/F to 11,940 S/F*



617 W Commerce Dr.—Buildings A & B  
Chum's Village area near Baseball Park

- Option to divide into two Suites-Front 6,000 SF, Back 5,940 SF
- Pole Building, Frame Construction, 16' high side walls
- Two OHD 12'x14', fully insulated, hanging heaters, steel skin walls & ceiling
- Bldg "A" has 1 Bath per unit, Floor drains and Oil Separator. Bldg "B" is well insulated and heated only
- Municipal Water and Sewer, Natural Gas, all underground utilities
- Zoning allows Lite Ind, Wholesale, Warehouse, Retail & Construction Business

### **Bldg. A**

11,940 SF for \$1,250,000  
Front Ste. 6,000 SF \$630,000  
Back Ste. 3,000 SF \$318,500  
Middle Ste. 2,940 SF for \$309,900  
Or 9,000 SF for \$945,000  
MLS#1901180,1901182

### **Bldg. B-Insulated & Heated**

11,940 SF for \$1,195,000  
Front Ste. 6,000 SF \$599,520  
Back Ste. 5,940 SF \$592,500-currently leased  
MLS#1906308,1906310

CHECK PAGE 2 FOR DETAILS ON LEASING THE ENTIRE UNIT OR DIVIDED

**James A. Schmuckal, Realtor**

Cell 231-620-2260 or Office 231-946-5100

"Your Commercial, Industrial, & Residential Specialist"

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- There are different opportunities to Lease 6,000 S.F. or the entire building. See options below
- Building "B" is well insulated & heated, but has no plumbing
- Landlord pays for Property Taxes, Bldg Insur, CAM, Snow, Lawn
- Tenant pays for Utilities, Dumpster, & Liability Insurance

### Bldg. A For Lease options

Entire Building-11,940 SF for \$10,200  
Front Ste.-6,000 SF for \$5,300 p/mo  
Back Ste.-5,940 SF for \$4,950 p/mo or  
Middle Ste.-3,000 SF for \$2,975 p/mo  
*MLS#1906539,1901170*

### Bldg B-Insulated & Heated For Lease Only

Front Suite  
6,000 SF for \$3,975 p/month

*MLS#1906540*

CHECK PAGE 1 FOR DETAILS ON FOR SALE OF THE ENTIRE UNIT OR DIVIDED

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# Located Near Chum's Corner

