

FOR SALE

2 Lite Industrial Wholesale Buildings

*These Buildings offer prices starting at \$309,900 &
Sizes starting at 2,940 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 3 Suites-Front 6,000 SF, Middle 3,000 SF, Back 2,940 SF
- Pole Building, Frame Construction, 16' high side walls
- Bldg. A has 2 14' OHD, fully insulated, hanging heaters, steel skin walls & ceiling, 1 Bath per unit, Floor drains and Oil Separator. Municipal Water and Sewer, Natural Gas, all underground utilities
- Bldg "B" is well insulated and heated, no plumbing, Two 14' OHD
- 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
Middle Ste. 3,000 SF \$318,500
Back Ste. 2,940 SF \$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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FOR LEASE

2 Lite Industrial Wholesale Buildings

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



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

- There are different opportunities to Lease from 3,000 to 11,940 SF
- Bldg A is ready to move into. Heated, bath, 14' OHD
- Building "B" is well insulated & heated, but has no plumbing, 2 14' OHD
- 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
Middle Ste.-3,000 SF for \$2,975 p/mo
Back Ste.-2,940 SF for \$2,915 p/mo
MLS#1906539,1901170

For Lease

**Bldg B-Insulated & Heated
14' OHD
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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FOR SALE**Building A—11,940 Sf \$1,250,000****60' X 158'5.5"**

Option 1

Suite A

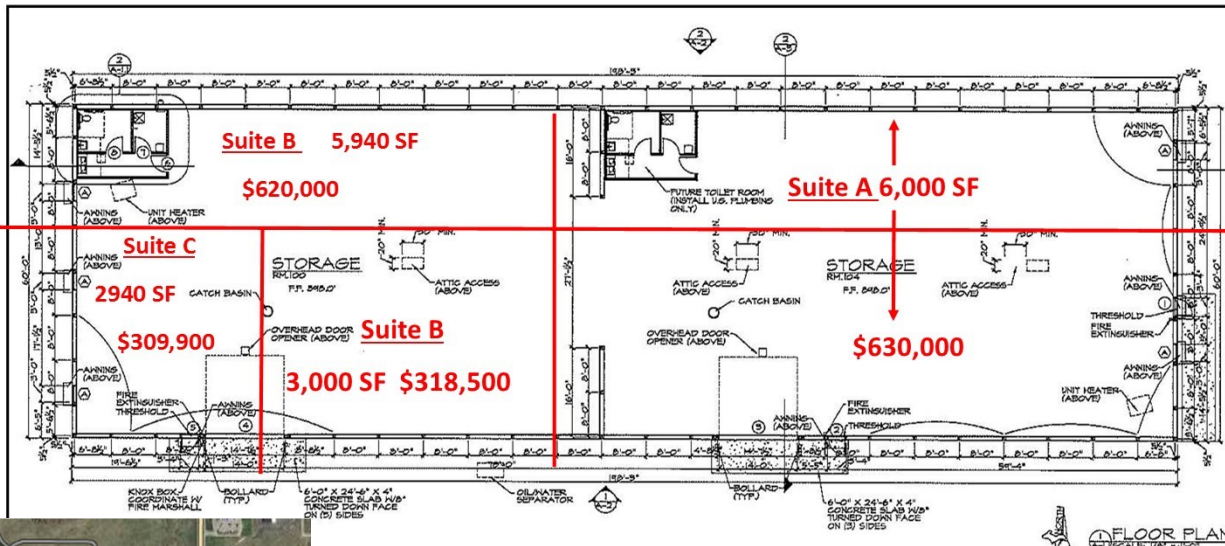
Suite B&C

Option 2

Suite A

Suite B

Suite C

**FOR LEASE****Building A—11,940 Sf \$10, 200 per month****60' X 158'5.5"**

Option 1

Suite A

Suite B&C

Option 2

Suite A

Suite B

Suite C

