

PREMIER COMMERCIAL OPPORTUNITY

5600 US HIGHWAY 31 N

Williamsburg, MI 49690



PROPERTY DESCRIPTION

- Premier commercial location along the US-31 corridor in Acme Township.
- ±15,889 SF commercial building on approximately 1.10 acres.
- Exceptional highway visibility with dual access from US-31 and Cresthaven Lane.
- Existing month-to-month tenant provides immediate income with future flexibility.
- Functional combination of showroom, warehouse, loading dock, overhead doors, and on-site parking.
- Views of East Grand Traverse Bay directly across from East Bay Harbor Marina.
- Well suited for owner-users, investors, adaptive reuse, or future redevelopment.
- Rare opportunity to acquire a highly visible asset in one of Northern Michigan's premier commercial corridors.

OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	1.1 Acres
Building Size:	15,889 SF
Foundation:	Slab
Construction:	Brick
Roof:	Asphalt, Membrane
Heating/Cooling:	Natural Gas, Forced Air
Sewer:	Municipal
Water:	Private Well
Zoning:	C - Corridor Commercial
Current Tenant	Wilson's Antiques
Tenancy Term	Month-to-Month

Alex MacKenzie, CPA
(231) 499-0529

Ken Kleinrichert
(231) 620-2989

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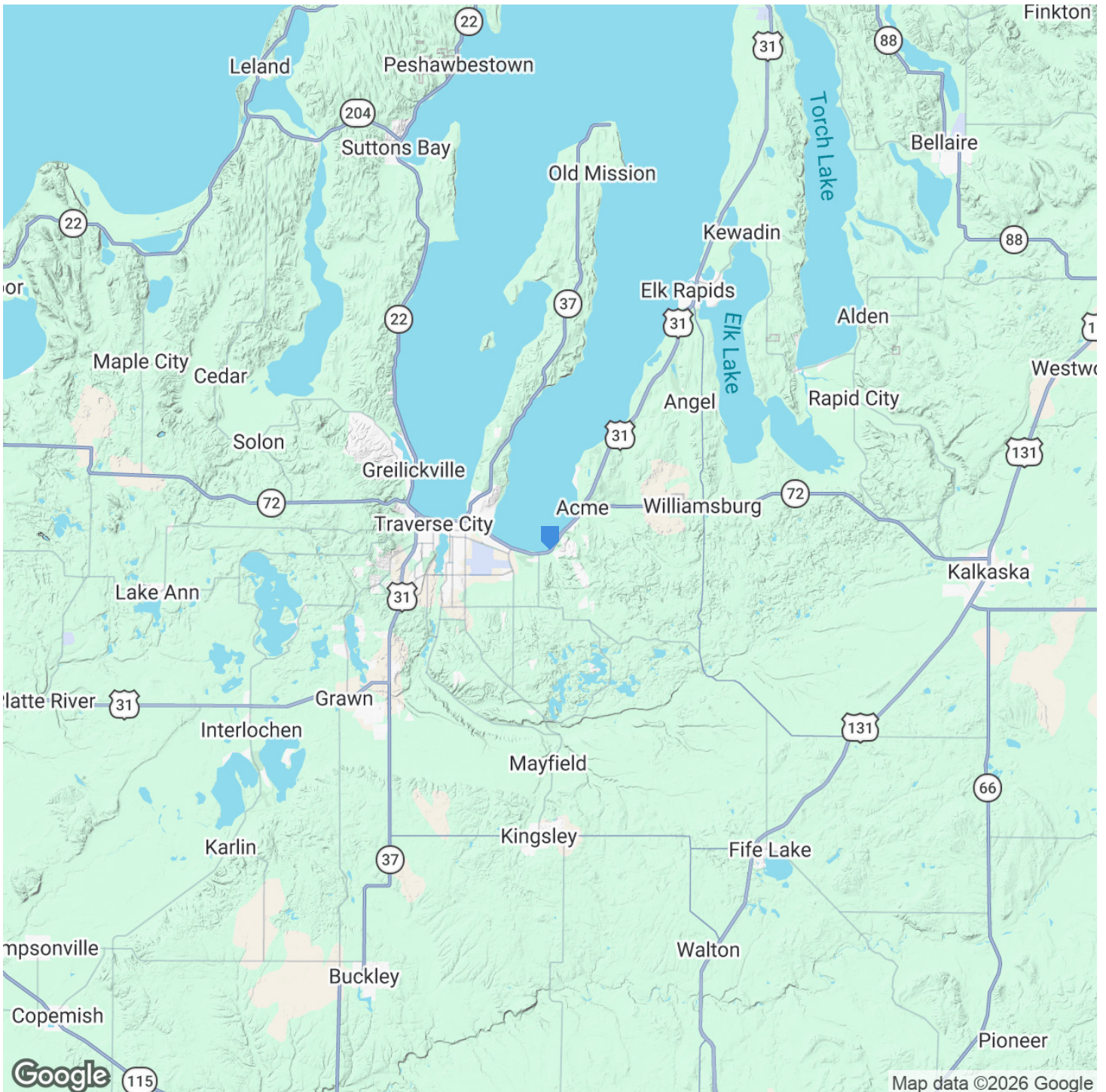


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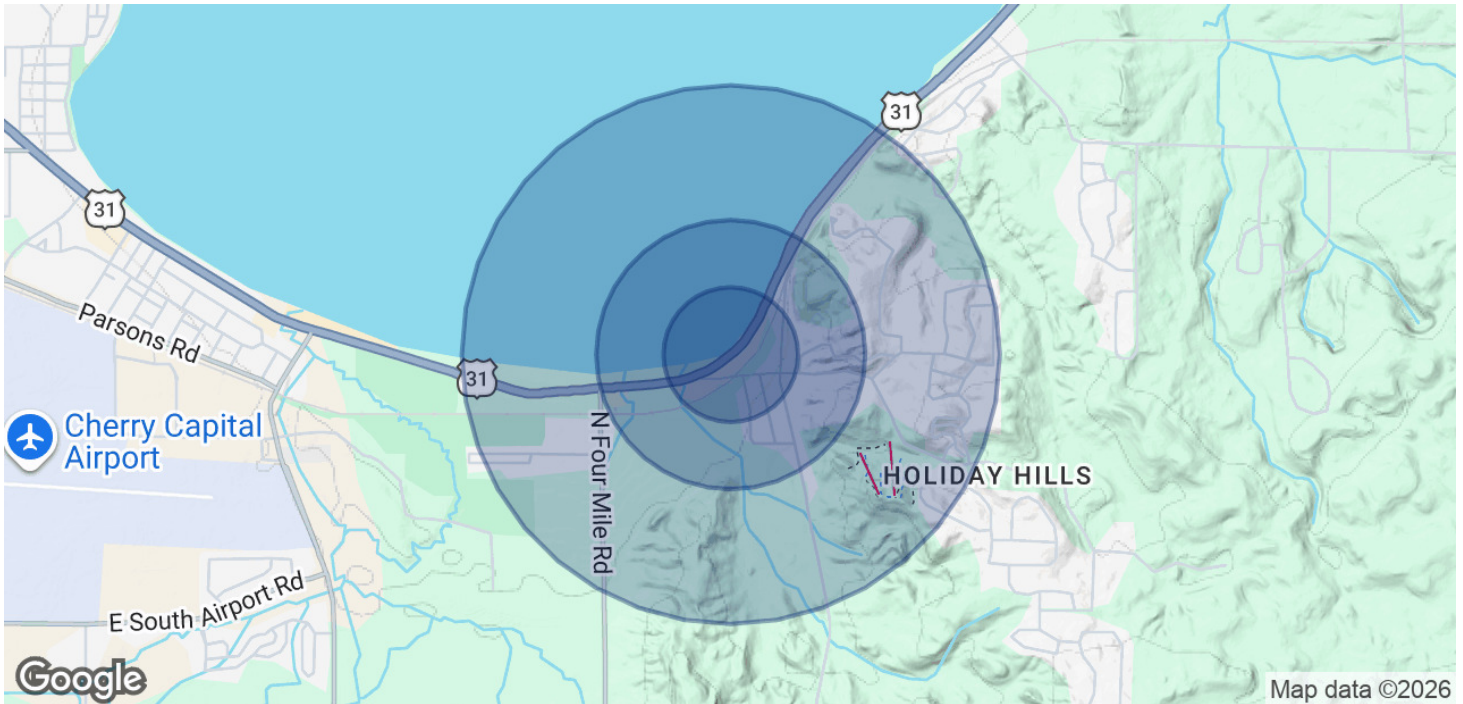


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	66	256	939
Average Age	50	49.9	49.3
Average Age (Male)	47.2	47	46.1
Average Age (Female)	52.3	52.3	52.1

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	27	107	398
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$95,756	\$94,543	\$94,089
Average House Value	\$277,689	\$279,057	\$283,582

2023 American Community Survey (ACS)

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