

## Customer Report



**Active Commercial**      **MLS # 1840800**      **List Price: \$840,000**  
**For Sale or Lease:** For Sale      **Approx SqFt:** 600  
**Business Name:** VENTURE NORTH, INC.      **Lease/SqFt:**  
**County:** Antrim      **Lease/Month**  
**Township:** Torch Lake      **Sec #** 25      **Type** Mixed Use  
**Dev Name** TORCHPORT AIRPORT      **Lot #**      **Appx Number Acres:** 220.00  
**Deeded Water:** No      **Access:**      **Wtrfrnt Ft:**  
**Water:**      **Dimensions:** VARIOUS  
**Appx Yr Blt:** 1989      **Zoning:** Residential, Commercial, Forest/Recreational  
**Remodeled:**      **Restrooms:** 2      **Parking Spaces:**

1393 N US31

Unit #

Kewadin

49648



**Present Use** Other  
**Location** Other  
**Construction** Block, Steel  
**Foundation** Slab  
**Roof** Metal/Steel, Composite  
**Parking** Other  
**Licenses** Other  
**Extras** Overhead Door(s), Other  
**Ext Features** Block, Steel  
**Incl in Rent** None

**Heat/Cool Type** None  
**Heat/Cool Source** None  
**Water** Shared Well, Tanks  
**Sewer** Private Septic, Other  
**Road** Public Maintained, Blacktop  
**Possession** Within 30 Days  
**Terms** Conventional Mortgage, Cash, Purchase Money Mortgage  
**Documents** Business License, Legal Description, Environmental Report,  
**Energy Efficient** Not Applicable  
**Water Conserv.** Not Applicable

<b>Gross Sales:</b>	<b>Rental Income:</b> \$4,700.00	<b>Incl Business:</b> Yes
<b>Fix/Equip Value:</b>	<b>Inventory Value:</b> \$0.00	<b>Incl Inventory:</b> No
<b>Annual Ins Exp:</b> \$7,000.00	<b>Repairs</b>	<b>Incl Real Estate:</b> Yes
<b>Annual Elec Exp:</b> \$1,800.00	<b>Annual Heat Exp:</b> \$0.00	
<b>Rental Expense:</b> \$0.00	<b>Lease Expires:</b>	<b>Assessment</b> No
<b>Annual Assoc Fee:</b> \$300.00	<b>Renewable:</b>	<b>No. Employees:</b> None

DEVELOPMENT PROPERTY. CURRENTLY OPERATING AS A PRIVATELY OWNED, PUBLIC USE UTILITY AIRPORT, LICENSED BY THE STATE OF MICHIGAN. A PRIVATE AVIATION COMMUNITY OFFERING THE BEST NORTHERN MICHIGAN HAS TO OFFER. SMART RESTRICTIONS TO GUARANTEE THAT THE RUNWAYS WILL BE PRESERVED FOR PERPETUITY AND OWNERS HAVE A VOICE IN AIRPORT OPERATION & COMMUNITY AFFAIRS. UNITS 1 THROUGH 31 ARE COMPLETED WITH GRAVEL ROADS, UNDERGROUND PHONE & ELECTRICAL SERVICE. PAVED ENTRANCE & ROAD THROUGH HANGAR WAY FOR AIRCRAFT. A ONE STORY 28' X 54' BLOCK BUILDING ADJACENT TO HIGH TRAFFIC COUNT ON US31 AND 40' X 160' FOUR UNIT T-HANGAR BUILDING ARE OWNED BY THE CORPORATION. OTHER COMMERCIAL BUILDINGS AND HOME(S) ARE OWNED BY INDIVIDUALS. MINERAL RIGHTS ARE NEGOTIABLE. THE PARCEL INCLUDES 220+ ACRES FOR COUNTLESS OTHER POSSIBILITIES. CONVENIENTLY LOCATED BETWEEN CHARLEVOIX & TRAVERSE CITY, TORCH LAKE AND LAKE MICHIGAN...CLOSE TO

### Directions

LOCATED ON N US 31 BETWEEN NICHOLS ROAD AND BAY COLONY ROAD, 12 MILES NORTH OF ELK RAPIDS!



**EXIT Northern Shores Realty-ER - 231-264-9833**

710 US Hwy. 31

Elk Rapids MI 49629

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