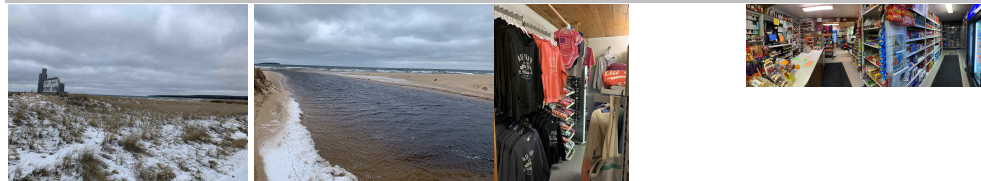




MLS Client View			
MLS #	1112193	County	Alger
Price	\$549,000	City/Township/Village	Au Train T
Class	COMMERCIAL/INDUSTRIAL	State	MI
Type	Business Incl. Building	Zip	49806
Area	Au Train T	Status	Active
Address	N7590 Arbutus Dr		
City	Au Train		
Waterfront	None		
Water View	None		
Trailside	Yes		
At Ski Resort	No		
Body of Water			
Ski Resort Name			
Trailside Description	Trail 416		

Additional Photos



General Property Information

School District	Au Train Onota Public	Business Type	Retail, Hospitality
Exclusions (Y/N)	Yes	License (Y/N)	Yes
Approx. Year Built		DBA Available	Yes
		DBA	AuTrain Grocery
Total # of Buildings	2	Income/Expense Available	Yes
Number of Levels	2	Longitude	
Est.Tot. Building SQFT	4,000	Zoning	TD Town Development
Est.Tot. Below Grade SQFT			
Total Office SQFT			
Total Cold Storage SQFT	1,100		
Total Manufacturing SQFT			
Total Liv. Quarters SQFT	1,752		

Public Remarks

This all in one profitable business and home is located in the quaint Village of AuTrain in the Central Upper Peninsula just off M28 and a block from Lake Superior with beautiful AuTrain Beach. Rapidly growing with tourism and small businesses this grocery store, gas station and motel is waiting for its new owners. Customers don't just come for fuel, AuTrain Grocery is famous for its delicious pasties, homemade soups and deli sandwiches, desserts and necessities for all local and tourism needs. Customers fill the store all summer long before they head down the river, run back and

Directions

M28 to blinking light head south on Forest Lake Rd/Arbutus Street 2 blocks

Features

CONSTRUCTION	Conventional Frame	NATURAL GAS	Yes
BASEMENT	None	CABLE	Yes
FOUNDATION	Crawl Space	TELEPHONE	Yes
EXTERIOR	Asphalt Shingles, Hardboard, Vinyl	SHORELINE	Not Applicable
WATER	Point	MISC. COMMERCIAL	Fuel Tank, License, Liquor License, Living Space, Onsite Parking, Paved Parking, Pole Sign, Restroom(s)
SEWER	Septic	OUTBUILDINGS	None
AIR CONDITIONING	Window Unit	WOODED	None
HEAT	Natural Gas Hot Water	ROAD ACCESS	Year Round
SUPPLEMENTAL HEAT	None	ACCESSIBILITY OPTIONS	Main Floor Laundry
ELECTRIC	Yes		

This Listing Information Provided Courtesy of



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