

1983 BENZIE, Benzonia Twp, Michigan 49616-9691

MLS#: **20221046966**
 Status: **Active**

Prop Type: **Business And Real Estate**

LP: **\$3,500,000**
 OLP: **\$3,500,000**



Location Information

County: **Benzie**
 Township: **Benzonia Twp**
 Mailing City: **Benzonia**
 MLS Area: **93061 - Benzonia Twp**
 School Dist: **Benzie County Central**
 Location: **115 and Benzie Hwy**
 Directions: **North on Benzie Hwy from 115.**

Lot Information

Acreage: **0.66**
 Lot Dim: **205.00 x 140.00**
 Road Frt Feet: **140**
 Water Frt Ft:
 Side of Str:

General Information

Year Built/Rmd: **1984**
 #Units/ \$ Lsd: **0 / -%**
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments:
Income and Expenses
 Monthly Sales:
 Annl Net Inc:
 Annl Gross Inc: **0**
 Annl Oper Exp: **0**

Business Information

Zoning: **Commercial**
 Current Use: **Retail, Cannabis store**
 Bus Type:
 Licenses: **Other**
 Rent Incl:
 Inv List:
 Inv Incl: **No**
 APOD Avail:
 Zone Conform:
 Rent Cert'd:
 Restrictions:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Square Footage
 Est Sqft Ttl: **2,500**
 Est Sqft Main: **1,800**
 Est Sqft Office: **100**

Access To / Distance To

Airport:
 Interstate:
 Railroad:
 Waterway:

Recent CH: **09/29/2022 : New : PS->ACTV**

Listing Information

Listing Date: **09/29/2022** Pending Date:
 Terms Offered: **Cash, Conventional Appointment**
 Access:
 Off Mkt Date:
 Exclusions:
 Possession: **Negotiable**
 Trans Type: **Sale**
 Short Sale: **No**

Features

Arch Level: **1 Story**
 Foundation: **Slab**
 Foundation Ft:
 Fencing:
 Heating Fuel: **Natural Gas**
 Water Source: **Well (Existing)**
 Out Buildings:
 Exterior: **Aluminum**
 Foundation Mtrl:
 Heating: **Forced Air**
 Plant Heating:
 Sewer: **Public Sewer (Sewer-Sanitary)**
 Road Frontage: **Highway**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: **0203502200**
 Tax Summer: **\$2,000**
 SEV: **105,700.00**
 Legal Desc: **COM AT SW COR OF SW 1/4 OF SW 1/4 E 128.15 FT ALG S LN TO PT 100 FT E OF C/L US 31 & POB N 205 FT E 140 FT S 205 FT W 140 FT TO POB SEC 35 T26N R15W .64 A M/L P.A. 1983 BENZIE HWY [[202/506-507; B/P 1984; 202/891; 5/93 271/445 WD; 10/04 2004R/02672 QC; 1/19 2019R-00370 WD; 6/19 BP;**
 Tax Winter: **\$3,500**
 Taxable Value: **98,858.00**
 Ownership: **Agent Owned (Broker/Agent)**
 Other/Spec Asmt: **0.00**
 Occupant: **Tenant**

Office Information

Office: **Keller Williams Home**

Remarks

Pub Rmks: **Currently operating marijuana dispensary. One of three cannabis licensed stores in the Township. Close to Traverse City. Financials provided with NDA.**