



SALE PRICE:	\$3,750,000
LOT SIZE:	8.3 ACRES
BUILDING SIZE:	27,206 SF
YEAR BUILT:	1970
RENOVATED:	1979

PROPERTY OVERVIEW

This is an excellent opportunity to purchase a long standing business and waterfront real estate in the beautiful northwest corner of northern Michigan. This full service Marina sits on the river between East Grand Traverse Bay and Elk Lake with access to Elk Lake, Skegemog Lake and Torch Lake. The 4.2 Acre property consists of 49 covered boat slips, 62 uncovered boat slips water front fueling station, 4,300 SF showroom/office/mechanic shop, a restroom facility, and a 12,000 onsite storage building.

The sale also comes with an offsite 4.0 Acre storage complex consisting of 3 additional cold storage buildings for a total of 27,000 SF of building. In addition to the marina, boat storage, shrink wrapping, and boat maintenance services, Elk River Marina is also the nations leading sales company for Shoreline boat hoists. Continue this successful business venture and add your new ideas for extra upside potential.

PROPERTY HIGHLIGHTS

- Long Standing Business Opportunity
- Beautiful Water Frontage
- Multiple Revenue Streams

KEVIN ENDRES, PE | Owner | Broker | 231.929.2955 | kendres@threewest.com



LONG STANDING BUSINESS FOR SALE

118 N Bridge St



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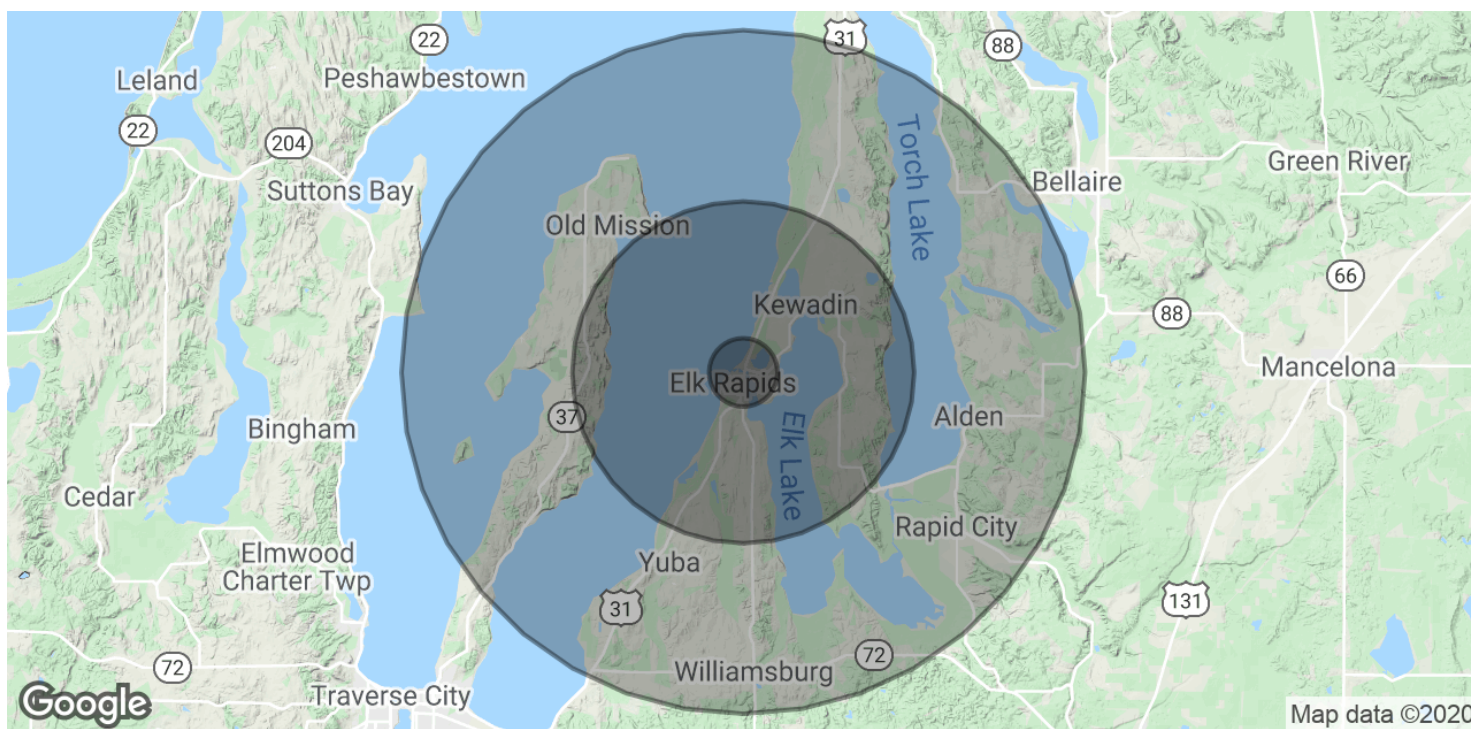
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POPULATION

1 MILE

5 MILES

10 MILES

Total Population	282	3,661	11,879
Median age	51.1	50.6	48.6
Median age (Male)	47.0	48.0	47.4
Median age (Female)	54.9	53.0	49.9

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	124	1,595	5,079
# of persons per HH	2.3	2.3	2.3
Average HH income	\$67,458	\$74,533	\$78,351
Average house value	\$318,298	\$321,052	\$297,665

* Demographic data derived from 2010 US Census

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