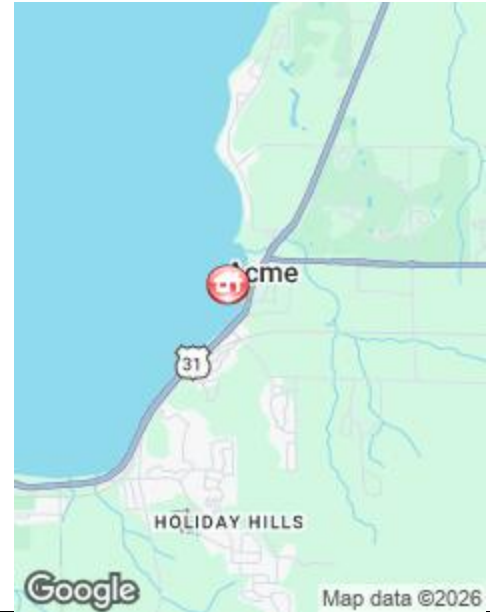


MLS # **1947502**
 Status **New**
 Type **Office**
 Vacant Land **Yes**
 Lease/Mon
 Lease Price per SQ FT
 Type of Ownership **Corporate Owned**
 City **Williamsburg**
 Zip **49690**
 Unit #
 Development Name **None**
 Business Incl **No**
 Real Estate Incl
 Inventory Incl **No**
 County **Grand Traverse**
 Municipality **Acme**
 Section # **3**
 Qtr Section
 Town **T 27N**
 Range **R 10W**
 Tax ID **28-01-103-079-00**
 Owner **Coldpen Three, LLC**



IDX Y
 Listing Syndication Yes

D H T M +
Branded Virtual Tour
Unbranded Virtual Tour

Body of Water	ApXyrBlT	1970	Renewable (Y/N)	
Private/Shared	Year Updated		Occupied	Yes
Water Front Footage	Year Remodeled	2019	Sign	No
Lake Size	% of Remodel		Inventory Value	
Number of Acres	TotalFinSF	2910	Fixtrs/Equip Value	
Lot #	# Restrooms		Rental Income (Annual)	
Lot Dimensions	Full Time Employees		Rent Exp (Annual)	
Business Name	Parking Spaces	25	Ins Exp (Annual)	
Dual MLS #	Electric Exp (Annual)		Heat Exp (Annual)	
	Gross Sales			

Summer Taxes
 Winter Taxes
 Other Taxes

Legal Description:
 BEG NE CNR GOV LT 4, N 41 DEG 24' W 573.54', N 41 DEG 31' W 150', S 44 DEG 29' W 487' TO POB, S 44 DEG 29' W 100', S 45 DEG 31' E 225', NELY ALG RR R/W 103.5' N 45 DEG 31' W 252' M/L TO POB. SEC 3 T27N R10W

Year: Summer
 Year: Winter
 SEV **340400**
 SEV Year **2025**
 Taxable Value **227,764**
 Annual Assn Dues
 Principal Residence

Directions:
 On US-31 in Acme, just south of Bunker Hill Road.

List Agent - Agt Nm Ph **Michael W Annelin - Cell: 231-499-4249**
 List Agent - E-mail **mike.annelin@c21northland.com**
 List Offic - Ofc Nm Ph **Century 21 Northland - 231-929-7900**
 List Agt 2 - Agt Nm Ph
 List Agt 2 - E-mail
 List Ofc 2 - Ofc Nm Ph
 Sell Agt 1 - Agt Nm Ph
 Sell Agt 1 - E-mail
 Sell Ofc 1 - Ofc Nm Ph
 Sell Agt 2 - Agt Nm Ph
 Sell Agt 2 - E-mail

Listing Agreement Type **Exclusive Right to Sell**
 List Date **7/2/2026**
 Days On Market **0**

1947502**5168 - 5200 N US-31****\$2,200,000**

PRESENT USE	Office Building	SEWER	Municipal
LICENSES	None	WATER	Private Well
FOUNDATION	Crawl Space, Block, Slab	EXTRAS	Additional Buildings
CONSTRUCTION	Block, Frame	PARKING	Common, Paved
ROOF	Asphalt	INCLUDED IN LEASE	Exterior Maintenance, Garbage Pickup, Grounds Maintenance, Snow Plowing, Heating/Cooling, Electric, Water, Sewer
EXTERIOR FEATURES	Block		Multi-Family, Office, Retail, Commercial, Motel/Hotel
LOCATION	Freestanding	ZONING	None
ROAD	Public Maintained, Blacktop	DOCUMENTS ON FILE	None
HEATING/COOLING SOURCE	Natural Gas, Electric	UNIVS DESIGN/BARRIER FREE	None
HEATING/COOLING TYPE	Central Air	POSSESSION	Negotiable
Energy Star Rated		TERMS	Gross Lease
NAHB Green Guidelines		LEED-Homes	
Natl Green Build Standard		LEED-Neighborhood	
Indoor Air Quality			

Public Remarks:

Large, mixed-use property with many development possibilities. Beautiful view of East Bay and convenient location on US-31 in Acme, backing up to the TART Trail. Remodeled office building with space for six tenants. Various sized offices with natural light; shared back entrance, hallway and restroom for 5 units. One large unit with front entrance. 2.25 acres of land, detached storage garage and plenty of parking.

Agent Only Remarks:

All information and measurements should be verified by buyer and/or buyer's agent. There are a number of tenants currently in the building. Two parcel #: #01-103-079-00 and #01-103-102-00

Third Party Remarks:**Showing Instructions:**

Call Mike Annelin at 231 499 4249 for showings. Thank you.