

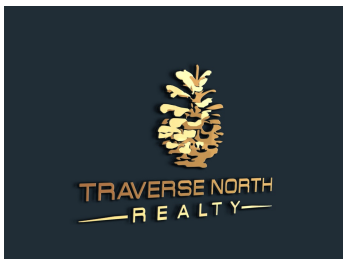


Northern Great Lakes
REALTORS® MLS

COMMERCIAL PROPERTY REPORT

846 S Lakeshore Dr, Ludington, MI 49431

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Presented by
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TRAVERSE NORTH REALTY

1011 E Eighth St
Traverse City, MI 49686

846 S Lakeshore Dr, Ludington, MI 49431

● Active

• Active: 3/13/2021

List Price

\$849,900

Active Date: 3/13/2021

Listing ID: 21007760

Last Sold Price

\$250,000

Closed Date: 7/29/2004

Property Facts

Property Type

Property Subtype

Number of Buildings

Number of Units

Total Baths

Full Baths

Lot Size

Lot Dimensions

Year Built

Heating

Construction

Public Facts

Commercial

Commercial (General)

—

—

—

—

1.7 acres

1.700 AC

—

—

—

Listing Facts

Retail

Retail/Commercial

1

0

2

2

1.7 acres

402x163x400x281

1900

Hot Water, None, Propane

Pole/Wood, Steel

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Tenant Data – Total Tenants Found: 1

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
STARPORT LEASING LLC	—	—	Leasing/Renting Services	—

Extended Property Facts

Structure Details

Total Number of Units in Complex —

Construction Features Pole/Wood, Steel

Interior Features

Heating Hot Water, None, Propane

Utilities Electric, Extra Well, Natural Gas, Telephone

Water Public, Well

Exterior Features

Construction Pole/Wood, Steel

Sewer Public

Surface Water Lake

Lot Size Dimensions 402x163x400x281

Exterior Details

Lot Size - Square Feet 74052 sq ft

Lot Size - Frontage Feet 286.6 sq ft

Lot Size - Depth Feet 234.0 sq ft

Lot Size - Acres 1.700 ac

Location Details

Directions to Property PM HWY out of Ludington South to Iris Road. West on Iris to Lakeshore. North on Lakeshore to property on right.

Cross Streets Rohmoser

Trade Area Pere Marquette Twp

School District Ludington

Listing Facts and Details

Listing Details

Listing ID: 21007760

Original List Date: 3/13/2021

Listing Source: Michigan Regional Information Center

Current List Price: \$849,900

Original List Price: \$849,900

Utilities: Electric, Extra Well, Natural Gas, Telephone

Details:

Great opportunity for a turnkey business...or, whatever you choose. This property has 24 RV sites and 44 boat slips. Keep running as is which is always full or fill and use as building sites for that dream home or possible condominium development. Many recent updates including docks, retaining wall, walkway, erosion control, etc.. Seller makes no warranty as to possible use.

Legal:

LOT:2-5 DIST:010 CITY/MUNI/TWP:PERE MARQUETTE TOWNSHIP SECTION 22, T18N, R18W. STRAND SUBDIVISION, LOTS 2, 3, 4 & THE NORTH 95' OF LOT 5

Price Change History

Change Date	Description	New List Price	% Change
6/21/2021	—	\$849,900	—

Public Facts

Owner Information

Owner Name

Abrahamson Steven P

Mailing Address

16042 E Tombstone Ave Fountain Hills AZ 85268-6583

Legal Description

APN:
010-720-000-002-00

Tax ID:
—

Zoning:
—

Census Tract:
261059508.002022

Abbreviated Description:
LOT:2-5 DIST:010
CITY/MUNI/TWP:PERE
MARQUETTE TOWNSHIP
SECTION 22, T18N, R18W.
STRAND SUBDIVISION, LOTS
2, 3, 4 & THE NORTH 95' OF
LOT 5

City/Municipality/Township:
Ludington, MI 49431

Assessed Values

Date	Improvements	Land	Total	Tax
2021	—	—	\$206,900	—
2020	—	—	\$207,300	—
2019	—	—	\$207,200	—
2018	—	—	\$273,000	—
2017	—	—	\$273,400	—
2016	—	—	\$274,300	—
2015	—	—	\$278,600	—

Deed Records

Recording Date	10/16/2015	2/12/2008	7/29/2004
Document Type	IT	QC	WD
Sales Price	—	—	\$250,000
Sales Price Code	Transfer Tax on document indicated as Exempt	Transfer Tax on document indicated as Exempt	Full amount stated on Document
Buyer Name	STEVEN P ABRAHAMSON	STEVEN P ABRAHAMSON	STEVEN P ABRAHAMSON
Buyer ID	Single Man	Single Man	Married Man as his sole and separate property
Seller Name	CLAUDIA T ABRAHAMSON	ROBERTA J ABRAHAMSON	HENRY PEIRCE JR, RUTH M PEIRCE
Seller ID	Single Woman	Single Person or Individual	Husband and Wife
Document #	2015R05834	2008R00733	—
County Transfer Tax	—	—	\$275
Book #	—	—	562
Page #	—	—	3385
Contract Date	9/11/2015	2/8/2008	7/28/2004
Inter-family Transfer	1	—	—

Maps



Legend:  Subject Property



Legend:  Subject Property



Legend:  Subject Property

Property Photos





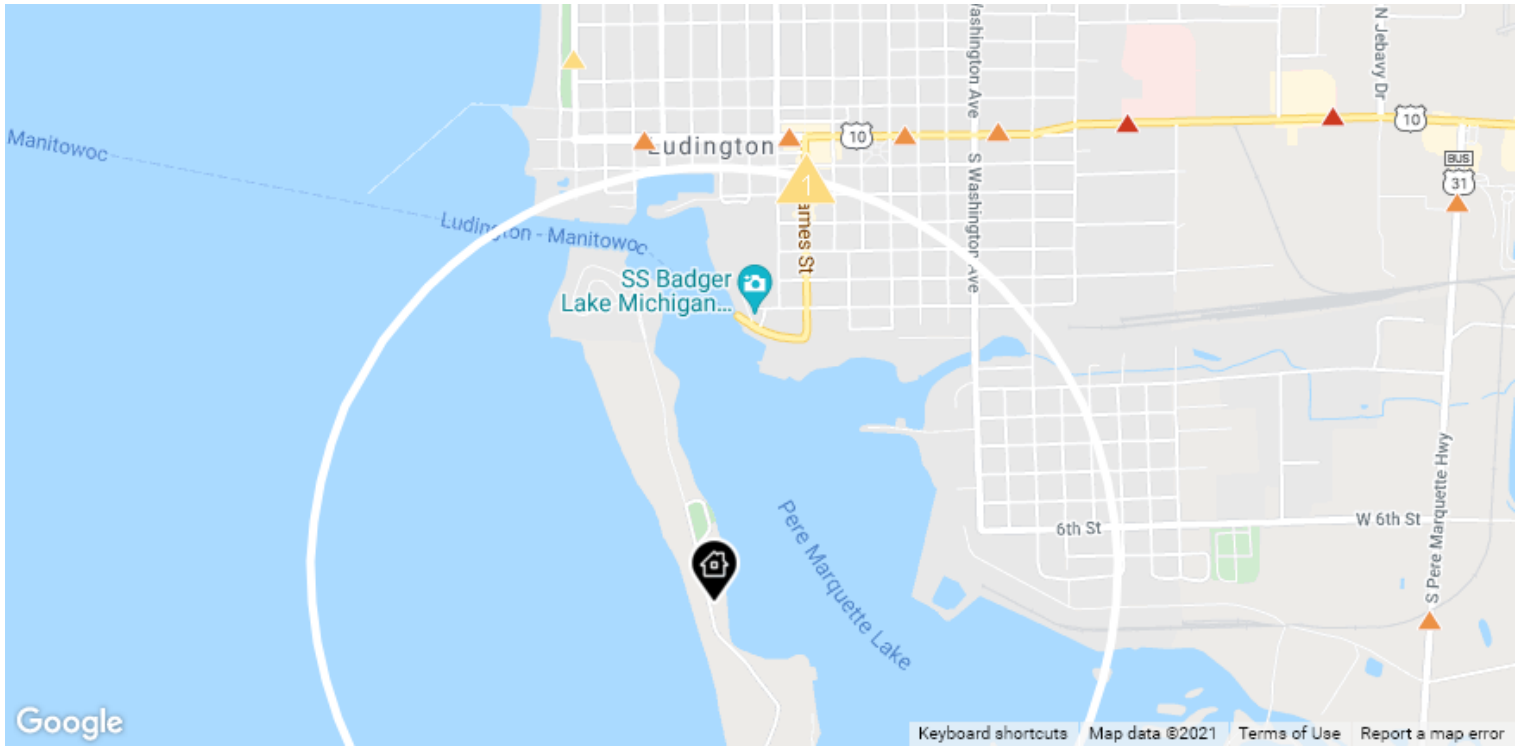


Historical Photos





Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day



4,000

2015 Est. daily
traffic counts

Street: **S James St**

Cross: **E Filer St**

Cross Dir: **S**

Dist: **0.04 miles**

Historical counts

Year	Count	Type
.....		
.....		
.....		
.....		
.....		
.....		
.....		
.....		
.....		

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

