



902 S HURON STREET

CHEBOYGAN, MI 49721

OFFICE BUILDING FOR SALE/LEASE

- Well maintained office building
- 5,650 SF
- 786 SF full height basement
- 0.48 Acres
- 16+ offices
- Multiple conference rooms
- Large reception area
- Furniture can be made available
- Monument signage
- Key card access
- 28+ parking spaces with room for expansion
- Close proximity to downtown Cheboygan
- 2021 Winter Taxes: \$1,159.91
- 2021 Summer Taxes: \$10,521.31
- Sale Price: \$750,000
- Lease Rate: \$18.50 MG+E

- **Population**
1 Mile: 3,449
3 Mile: 5,873
5 Mile: 7,738
- **Business**
#of Businesses: 280
of Employees: 1,769
- **Household**
1 Mile: 1,471
3 Mile: 2,459
5 Mile: 3,235
- **Average Household Income**
1 Mile: \$56,555
3 Mile: \$53,261
5 Mile: \$55,379
- **Traffic Count**
Lincoln Ave. & S. Huron
Street: 4,565

Kevin Tamer
Vice President /
Associate Broker
Office: 248-710-8000
Cell: 734-624-3729
knt@team-core.com

Samuel McLean
Vice President
Office: 248-710-8000
Cell: 248-935-7237
sam@team-core.com