



Boyne City

Country Now & Then:
211 Water Street



Northern Lakes
ECONOMIC ALLIANCE

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PREPARED BY:

FOURTH
ECONOMY
WWW.FOURTHECONOMY.COM

 **Networks**
Northwest
Talent / Business / Community
WWW.NETWORKSNORTHWEST.ORG

Opportunity

This building is currently being used as a home décor and gift shop with the former apartment above currently being used as an office. There is potential for three separate businesses to occupy this one building and the space is easily expandable to incorporate a second floor living space. The building is in excellent condition and sits on two combined city lots, overlooking the Boyne River.

Size: 3,300 sq feet

Zoning: Commercial Business District

Vacancy: Occupied

Previous Use: Retail/Residential

Move-in Ready: Yes

Building Plan: No

Current Owner: City of Boyne City

Site Amenities

Public Transportation: Yes

Highway/Interstate Access: No

Distance to:

- **Transit corridor:** 27 miles
- **Rail:** 13 miles
- **Nearest airport:** 28 Miles
- **Major Highway:** 7 miles
- **Major Interstate:** 27 miles
- **Nearby Retail Hub(s):** Downtown Boyne City

Nearby Housing Development(s): Parkview Apartments, 1 mile

Nearby developments: \$12 million mixed-use, multi-story development consisting of 9,000 square feet of commercial space and 42 residential units has been approved for Spring construction nearby.



Utilities

Electric Provider

Consumers Energy

Business Service: 1-800-805-0490

Region 2 Economic Development
Representative - Michele Eaton
(989) 293-1841

Michele.Eaton@cmsenergy.com

Natural Gas Provider

DTE Energy

Business Service: 1-855-383-4249

Broadband/Fiber Providers:

Viasat

Business Service: 1-866-463-8862

HughesNet

Business Service: 888-652-3603

CenturyLink

Business Service: 1-877-897-1123

Water Provider

Boyne City

(231) 582-6597

Contact

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