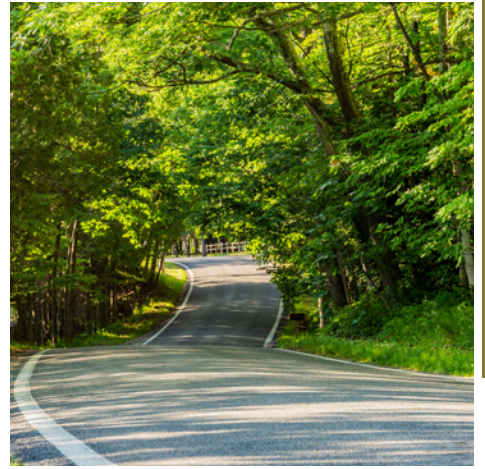


**TN Thrive** North  
**More Water. Less Traffic.**  
A Better Business Model.



**Benzonia**  
Benzie County  
1416 Michigan Avenue



**Robert L Weisbrodt**  
REO-TC/Beulah-Frankfort  
Listing Agent  
(231) 649-1122  
[rlw@betsievalley.net](mailto:rlw@betsievalley.net)

PREPARED BY:

**4 FOURTH**  
**ECONOMY**  
[WWW.FOURTHECONOMY.COM](http://WWW.FOURTHECONOMY.COM)

 **Networks**  
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Talent / Business / Community  
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# Opportunity

Hard to find stretch of US-31 frontage in Beulah/Benzonia. Near shopping district, Zoned commercial, city water; natural gas available. 150' frontage on US-31, vacated old home on top of hill. Across the street from new commercial shopping/business mall on US-31 in Benzonia. A great opportunity for investment or future business site. Seller is a licensed real estate agent in the state of Michigan.

**Size:** 1 Acre

**Zoning:** Residential, Commercial, Splits Available

**Building Plan:** None

**Current Owner:** Weisbrodt

# Site Amenities

**Public Transportation:** Yes

**Highway/Interstate Access:** Yes

**Transit Corridor:** 0 Miles

**Rail:** 0.5 miles

**Nearest Airport:** 5.8 Miles

**Major Highway:** I-75

**Major Interstate:** US-131

**Nearby Retail Hub(s):** Downtown Benzonia

**Nearby Housing Development(s):** Eden Brook Place

**Nearby Development(s):** Beulah Public Beach



## Utilities

### Electric Provider

#### Consumers Energy

Business Service: 1-800-805-0490

### Natural Gas Provider

#### DTE Energy

Business Service: 1-855-383-4249

### Broadband/Fiber Providers:

#### Spectrum

1-855-670-1454

#### Viasat

Business Service: 1-866-463-8862

#### HughesNet

Business Service: 1-888-652-3603

#### AT&T

Business Service: 1-877-219-3898

### Water Provider

#### Village of Benzonia

(231) 882-9981

## Contact

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