

FOR SALE
Marine Retail & Storage Facility
4464 Dowling St
Montague, Michigan

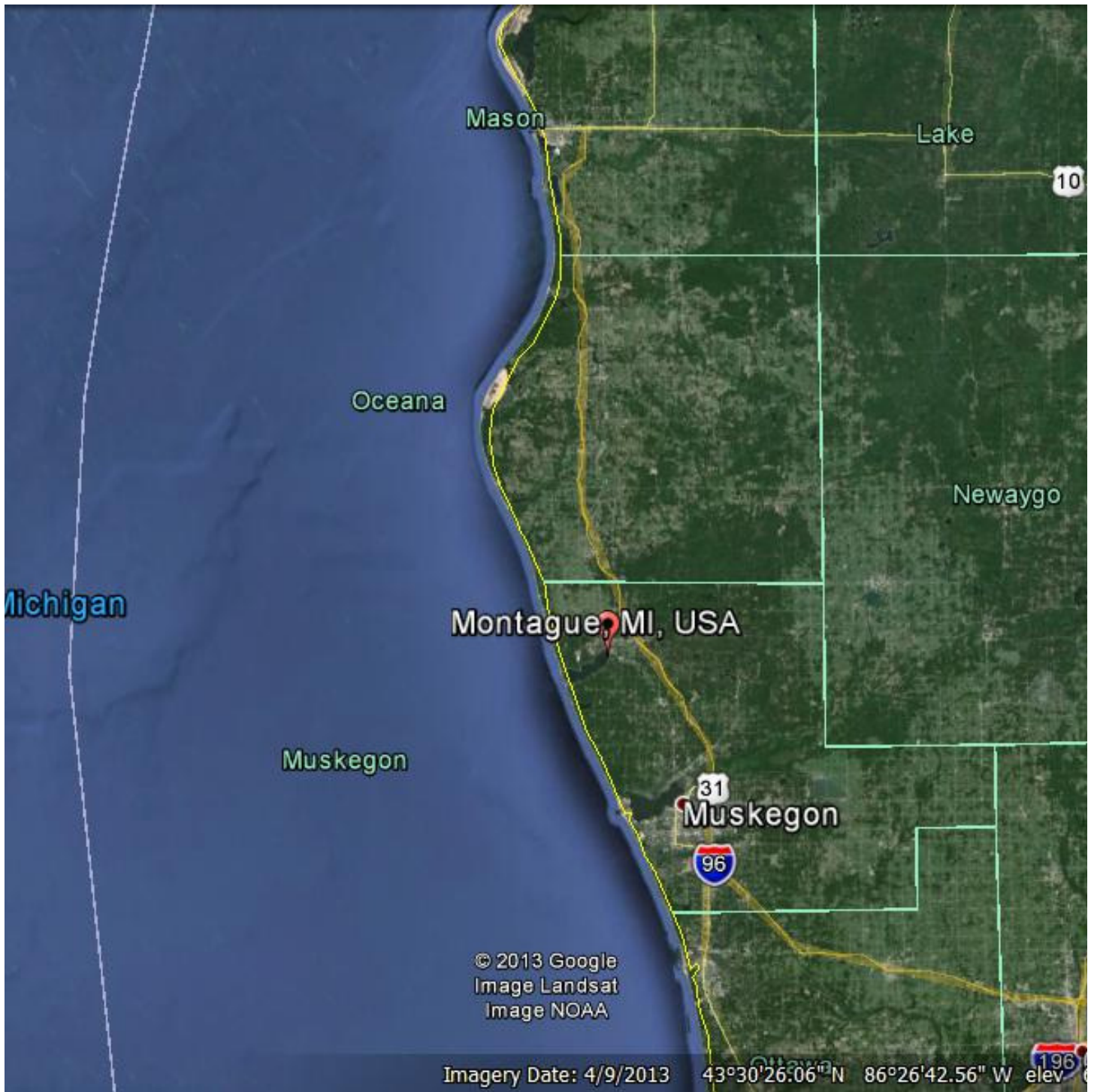


- 11,500 sq ft
- 4,000 sq ft retail store
- 7,500 sq ft storage
- 2.14 Acres with river and water frontage
- Possible sale leaseback for tenant
- 200' White River frontage
- Sale Price: \$305,000

•This great opportunity is the only operating Marine Retail Store in Montague, MI
•Located on White Lake just off Lake Michigan with main road frontage
•Many possible uses as well as expansion possibilities of slips and other services.
•Owner will consider all offers.

CONTACT INFORMATION:

Laurex Real Estate
Todd Smith
517-548-9700
TSmith@LaurexRealEstate.com



Mason

Lake

10

Oceana

Newaygo

Michigan

Montague, MI, USA

Muskegon

31
Muskegon

96

© 2013 Google
Image Landsat
Image NOAA

Imagery Date: 4/9/2013 43°30'26.06" N 86°26'42.56" W elev 6



Water St
18 Moser St

31

Hart Montague Bicycle Trail State Park

© 2013 Google

Image USDA Farm Service Agency

1993

Imagery Date: 7/25/2010

43°24'53.03" N 86°21'09.28" W elev 581 ft eye alt

Google

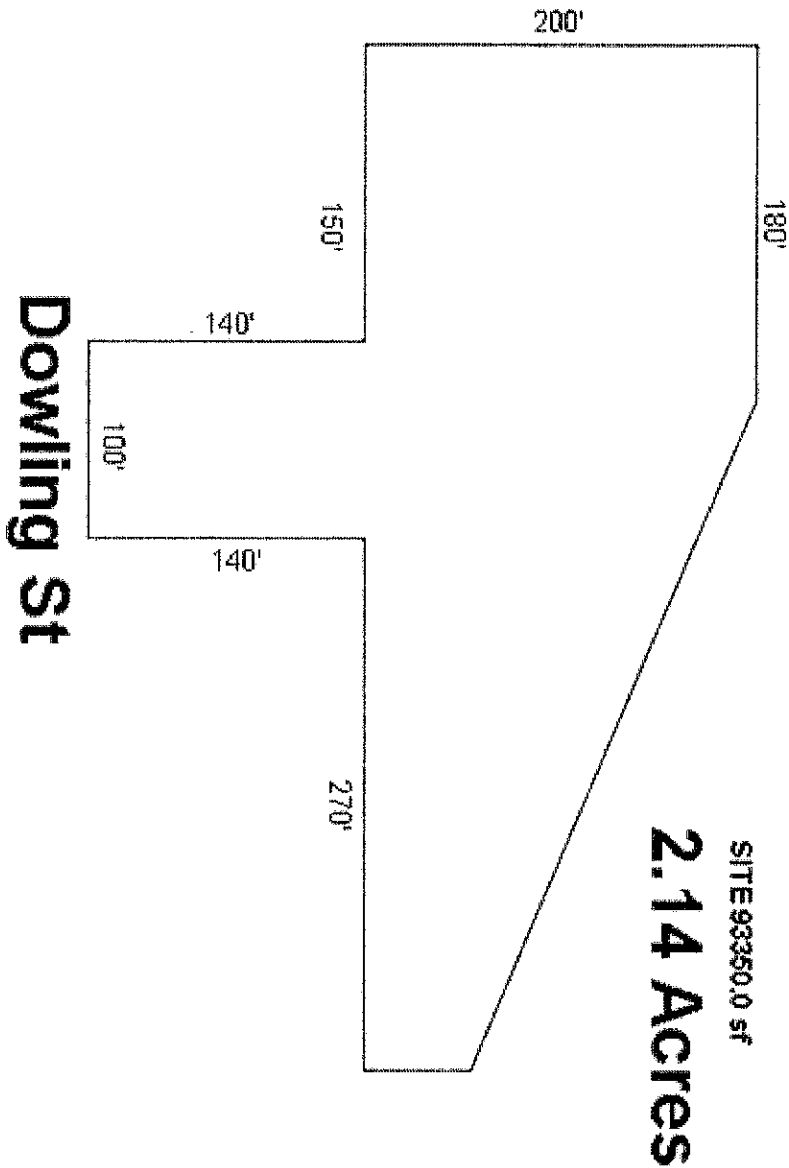
Image/Sketch for Parcel: 21-021-300-0013-00

Muskegon County

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Caption: No caption found

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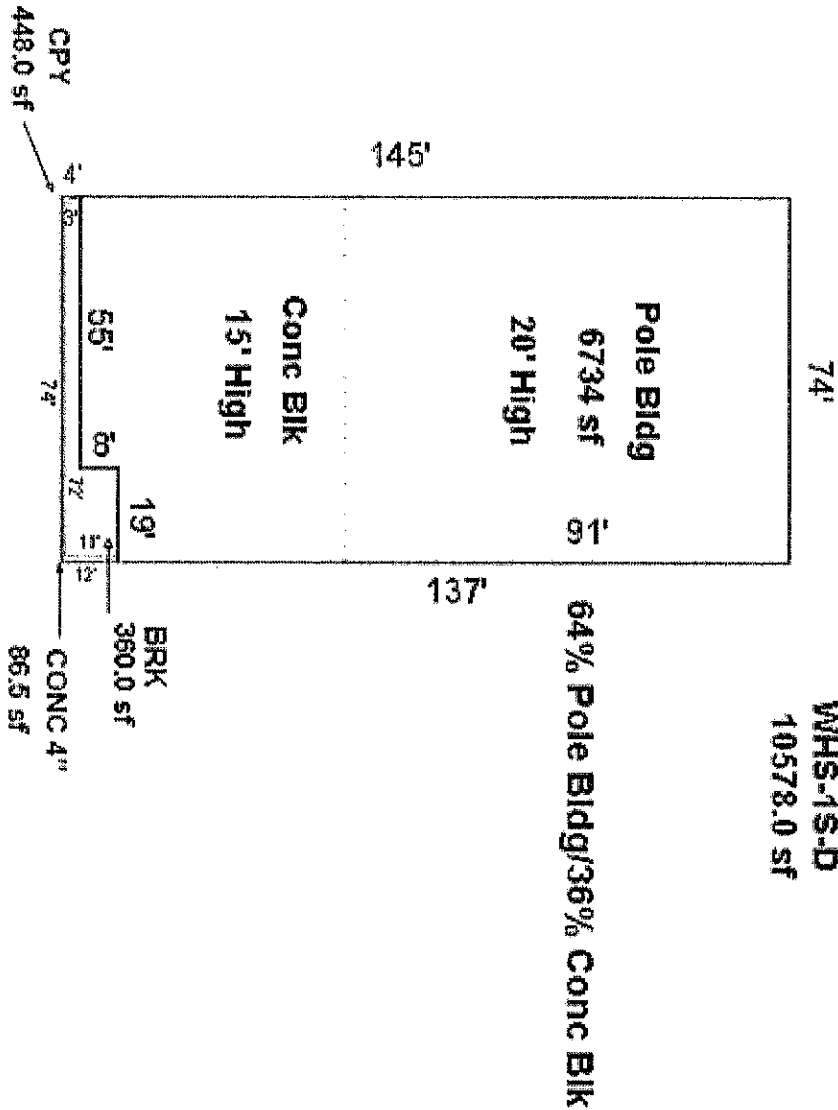
Image/Sketch for Parcel: 21-021-300-0013-00

Muskegon County

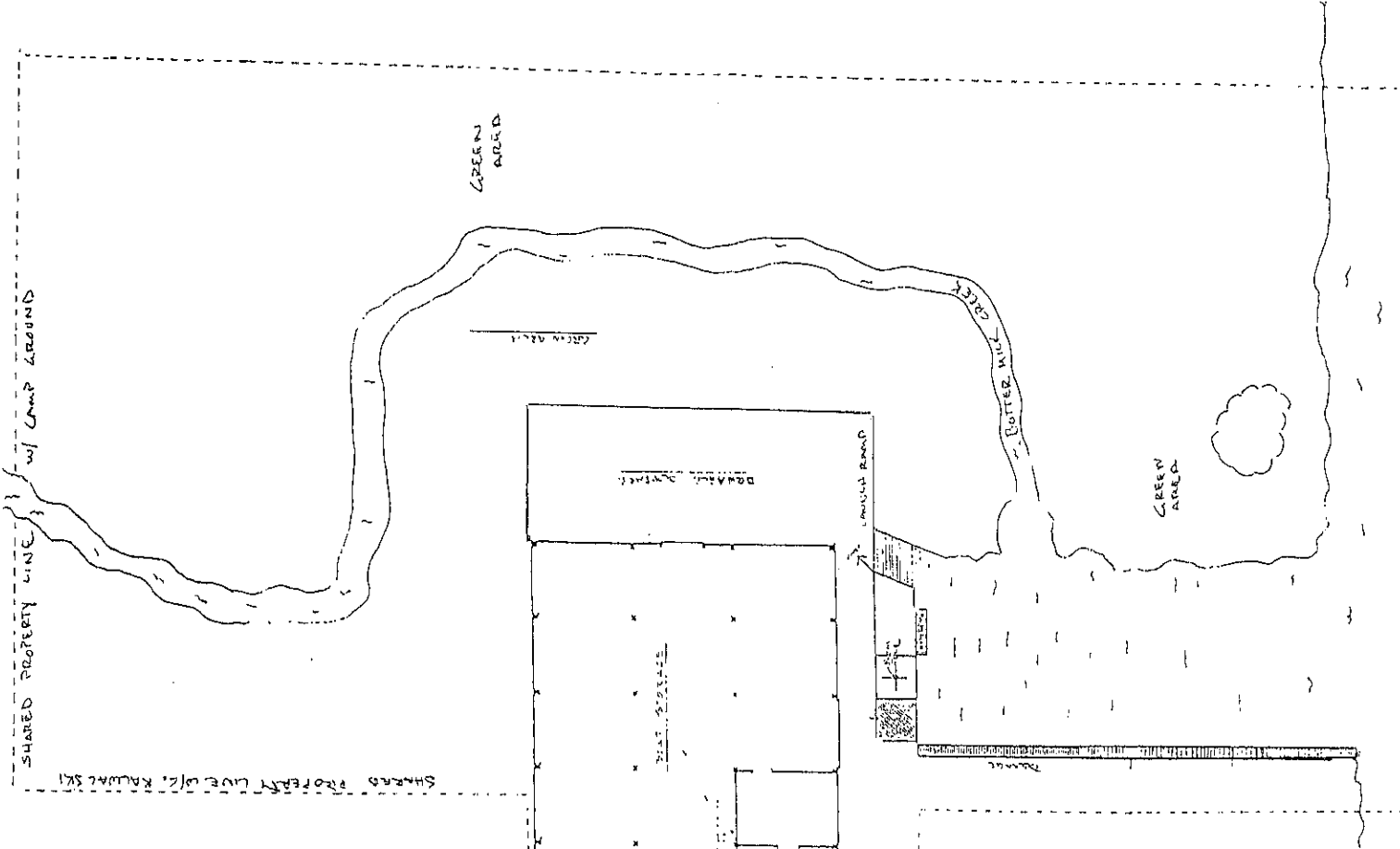
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Caption: COMMERCIAL SKETCH

Sketch by Apex Media™



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SHARED PROPERTY LINE w/ CAMP GROUND

GREEN AREA

GREEN AREA

POTTER WIND CREEK

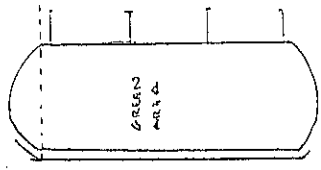
GREEN AREA

SHARED PROPERTY LINE w/ K. KAUIAHI

POWER'S OUT DOORS
 ZONED C-1 "S"
 ↓

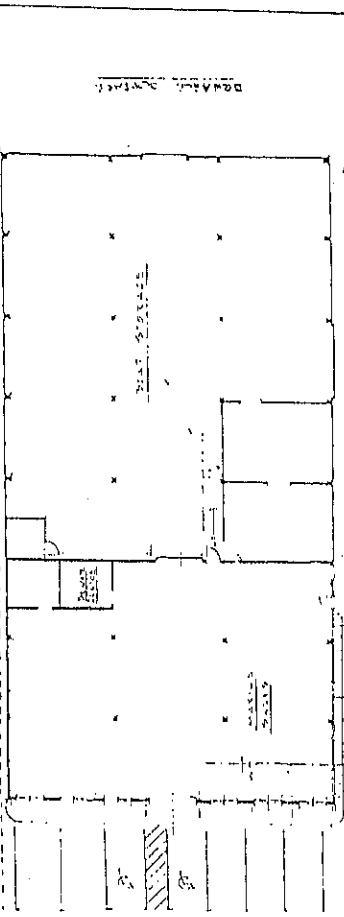
ZONED C-1

STORM DRAIN



GREEN AREA

STORM DRAIN



REST ROOMS

LOUNGE

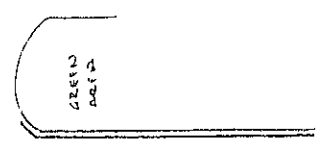
PAVED DRIVE

LOUNGE

SHARED PROPERTY LINE w/ DOG-N-SOBS

DOG-N-SOBS

ZONED C-1



GREEN AREA

WINDA STREET