

**Address:** 12520 State Street , Atlanta , MI ; 49709



<b>MLS#:</b>	201827068	<b>List Price:</b>	\$ 569,000
<b>Type:</b>	Hospitality	<b>Bus/Inv Descrip:</b>	Motel/monthly rentals. all appliances, furnishings for rooms. Name and goodwill
<b>Prop Type:</b>	Commercial	<b>Township/City/Village:</b>	Briley
<b># of Units:</b>	14	<b>County:</b>	Montmorency
<b>Lot Size:</b>	.64 of an acre		

**Lake/River Other**

<b>Lot Dim:</b>	.64 of an acre	<b>Levels:</b>	1	<b>Tax ID</b>	34140000800
<b>Ownership Status</b>	Owner	<b>Approved by MLS:</b>	Yes	<b>Subdivision or T/R:</b>	T30N R2E
<b>School District:</b>	Atlanta				

**Public Remarks:** Atlanta Motel Complex. Established motel in Atlanta MI with income growth opportunity. The current owners have built a successful business with many repeat customers. Check out their website and tons of 5-star reviews! Eight of the units have kitchens and could be used as monthly rentals. Newer roof and siding. Laundry room on the premises. Investment opportunity and a community need for affordable housing. There is the former Legion Hall also included. Hardwood floors, 2 stories with a kitchen and parking lot. Come for a visit and see all this property and community in Atlanta in North East MI have to offer. Walk to local eateries, grocery store, and downtown Atlanta, halfway between Gaylord and Alpena with big box shopping, airports, a marina, and beaches.

**Directions:** On M-32 in downtown Atlanta

**Showing Instructions:** Appointment Only List Agent to Accom Showingtime

<b>Electric:</b>	Separate; Other	<b>Business Information:</b>	Annual Gross Income: 141,168; Average Utilities: 695.40; Income Property
<b>Gas:</b>	Separate; Other	<b>Construction:</b>	Block; Frame; Log
<b>Water:</b>	Municipal	<b>Occupant:</b>	Owner
<b>Sewer:</b>	Septic	<b>Util Pd by Owner:</b>	Electric; Fuel; Maintenance; Water
<b>Heat/Air:</b>	Natural Gas	<b>Taxes and Possession:</b>	Taxes: 4875.00; Tax Year: 2023; Association Dues: No; Possession: 0
<b>Basement:</b>	Partial Basement	<b>Documents/Disclosure:</b>	Other
<b>Extras:</b>	Furnished; High Visibility; Highway Access; Kitchen Area; Laundry; Landscaped; Living Quarters; Restroom (s); Smoke Detectors; Fire Sprinklers Sys	<b>Terms:</b>	Cash; Conventional Mort
<b>Road:</b>	Paved	<b>Drive:</b>	Blacktop
<b>Present/Pntnl Use:</b>	Motel	<b>Parking:</b>	Parking Lot
		<b>Sign:</b>	Sign: Yes

<b>BA:</b>	3.5	<b>SA:</b>	3.5	<b>TC:</b>	3.5
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