

FOR SALE BUILDING + OUTLOT



Versatile Office & Warehouse Space with Outlot – Steps from the Lakeshore

201 N Rath Ave, Ludington, MI 49431 - OUTLOT
202 N Rath Ave, Ludington, MI 49431 - BUILDING



LACUNA COMMERCIAL
Advisors

Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

Real Estate Driven by Relationships

Marcus Velzen
(616) 340-8948
Marcus@LacunaCRE.com

OFFICE/WAREHOUSE FOR SALE



LACUNA COMMERCIAL
Advisors



BUILDING & OUTLOT FOR SALE: \$1,110,000

BUILDING FOR SALE: \$845,000

OUTLOT FOR SALE: \$265,000

Office, Warehouse & Outlot – Prime Opportunity in Downtown Ludington

Located in the heart of downtown Ludington, 202 N Rath Ave offers a unique combination of office and warehouse space just blocks from the lakeshore. This 15,354-square-foot building features offices on the main floor, an upper mezzanine office area, and a spacious warehouse with two garage doors for easy access.

The property includes a .0565-acre main site and a .209-acre outlot directly across the street, providing added flexibility for various uses. Equipped with three-phase electrical service and a practical layout, it is well-suited for a range of business operations.

Its central location ensures excellent visibility and walkability in one of West Michigan's most vibrant lakeshore communities. This property is an ideal solution for businesses needing both professional office space and functional warehouse capability in a highly desirable setting.

Property Data

BUILDING - 202 N RATH AVE

BUILDING SIZE	15,354 SF
LOT DIMENSIONS	140' X 175'
LOT SIZE	24,611 SQ. FT.
GARAGE DOORS	2 DOORS
PARCEL NO.	53-051-225-064-00
MUNICIPALITY	LUDINGTON
ZONING	(MU) MIXED USE

OUTLOT - 201 N RATH AVE

LOT DIMENSIONS	140' X 65'
LOT SIZE	9,100 SQ. FT.
PARCEL NO.	53-051-105-174-00
COUNTY	MASON
MUNICIPALITY	LUDINGTON
ZONING	(N) NEIGHBORHOOD

Doug Todd | Marcus Velzen

(616) 340-7230 | (616) 340-8948

Doug@LacunaCRE.com

Marcus@LacunaCRE.com

Lacuna Commercial Advisors

(844) 222-9405

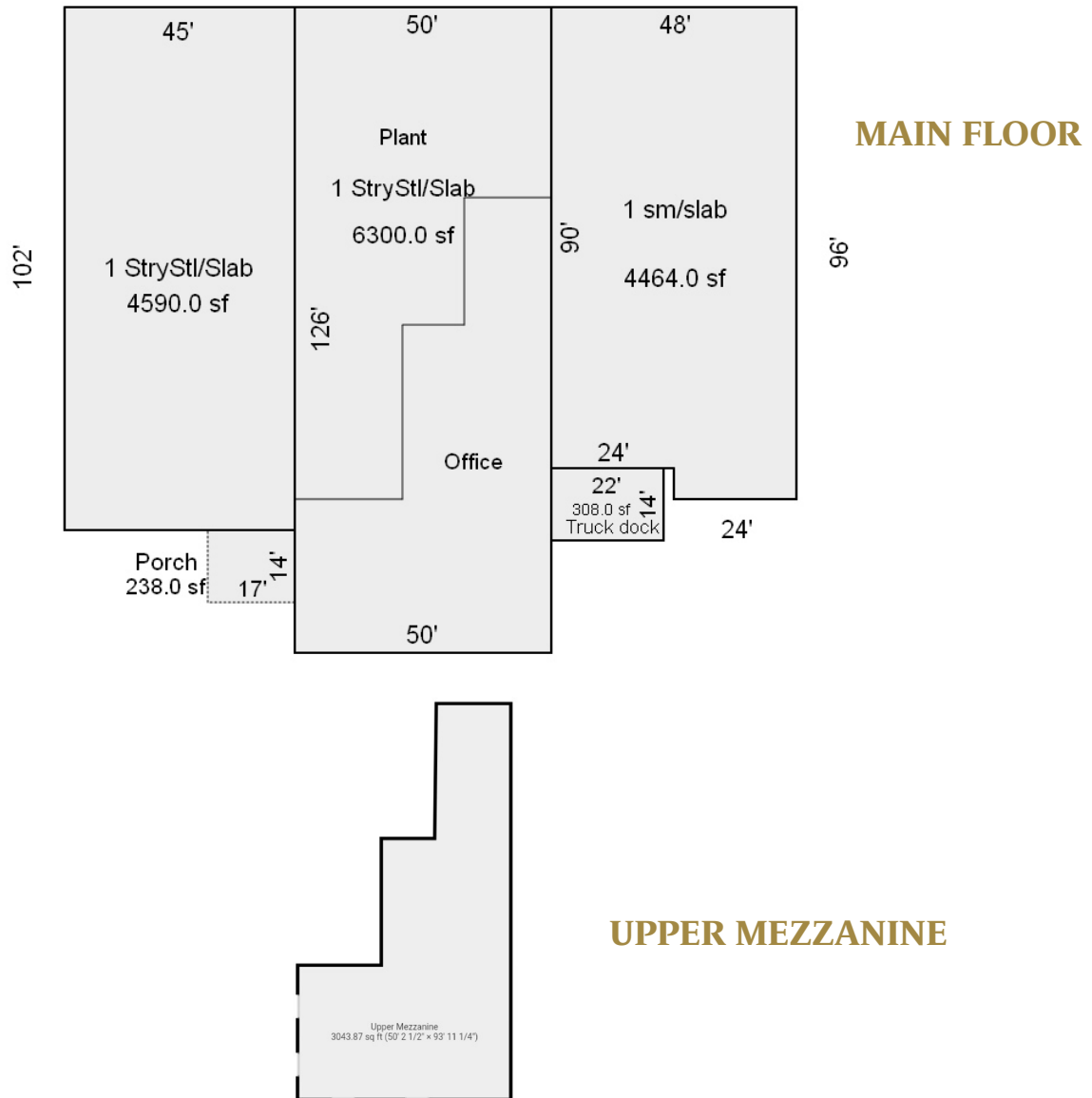
LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL
COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

OFFICE/WAREHOUSE FOR SALE



LACUNA COMMERCIAL
Advisors



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. LACUNA COMMERCIAL ADVISORS DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

FLOOR PLAN

Doug Todd | Marcus Velzen

(616) 340-7230 | (616) 340-8948

Doug@LacunaCRE.com

Marcus@LacunaCRE.com

Lacuna Commercial Advisors

(844) 222-9405

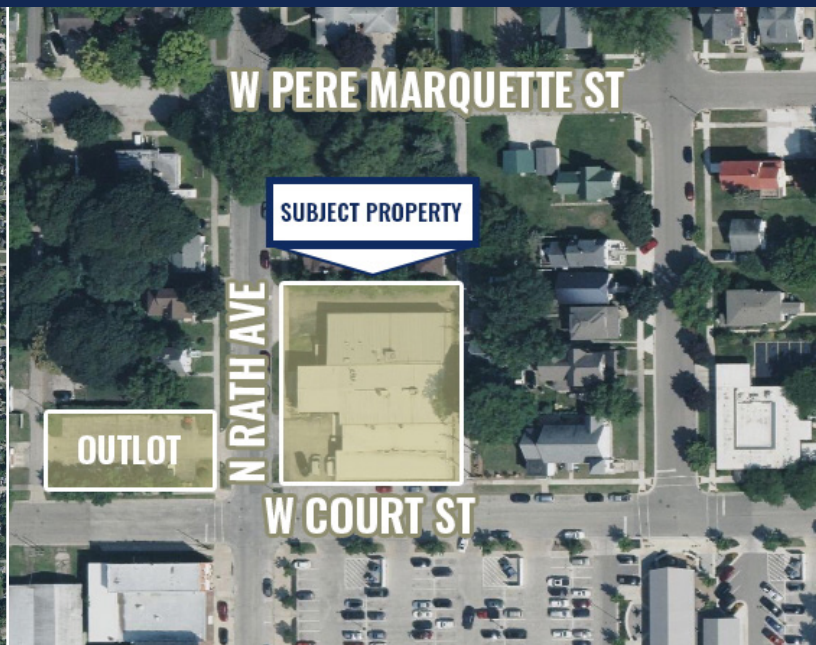
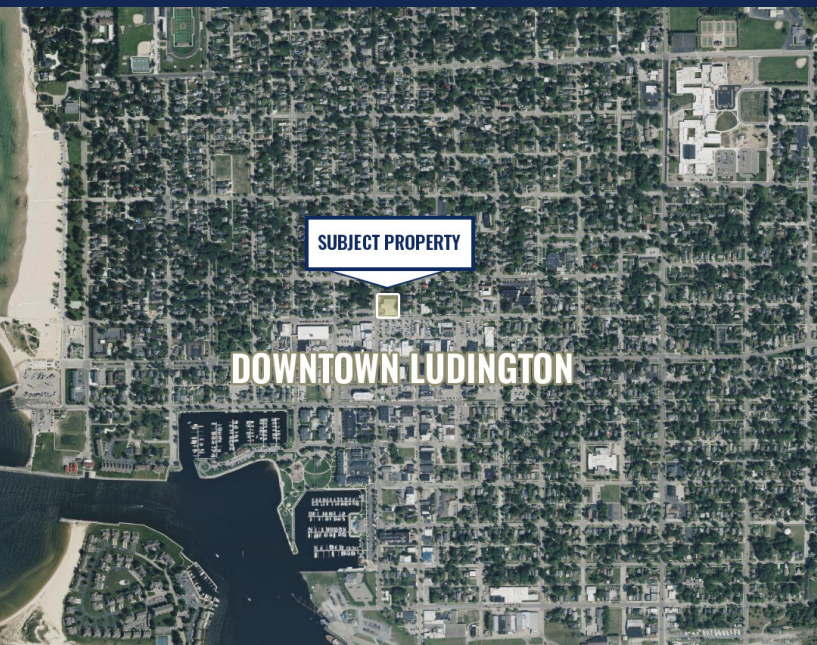
LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

OFFICE/WAREHOUSE FOR SALE



LACUNA COMMERCIAL
Advisors



Doug Todd | Marcus Velzen

(616) 340-7230 | (616) 340-8948

Doug@LacunaCRE.com

Marcus@LacunaCRE.com

Lacuna Commercial Advisors

(844) 222-9405

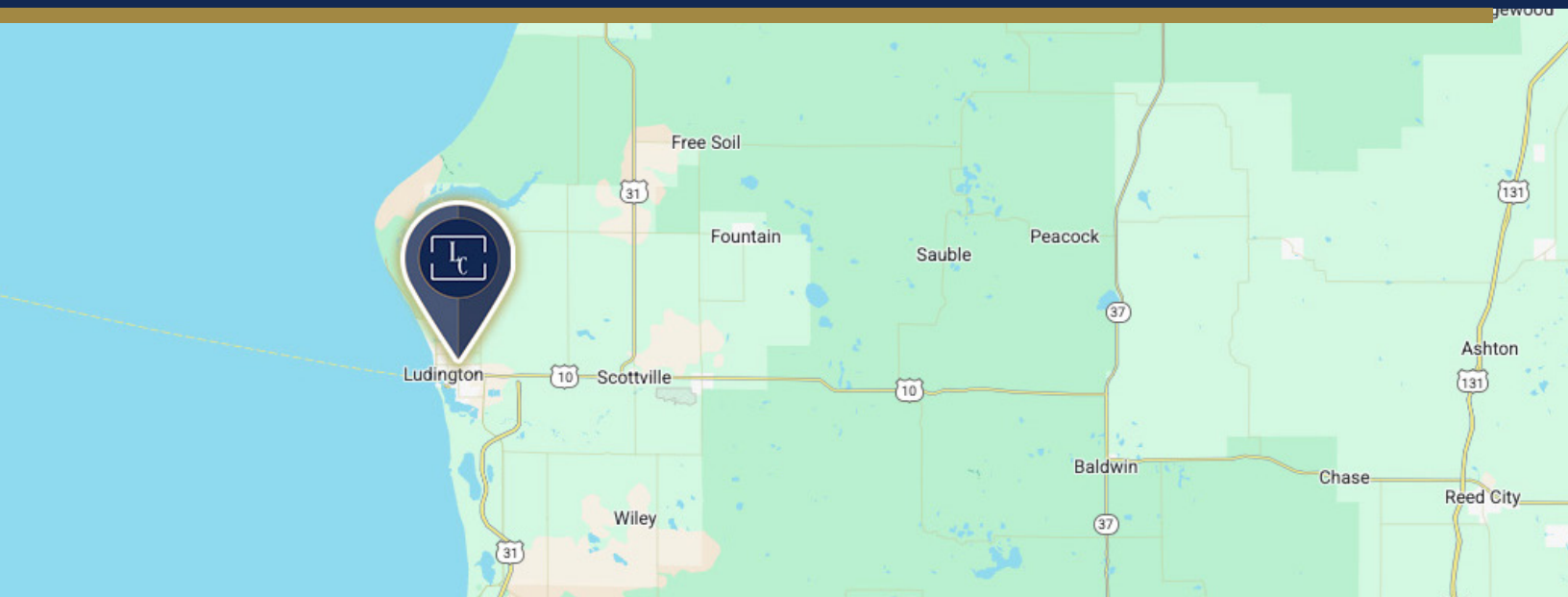
LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL
COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

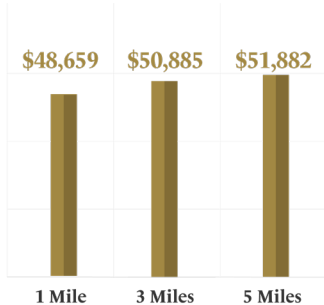
OFFICE/WAREHOUSE FOR SALE



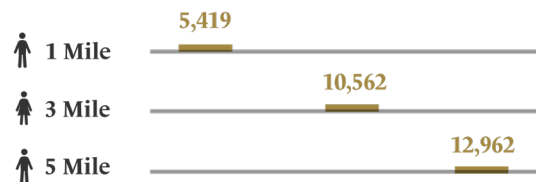
LACUNA COMMERCIAL
Advisors



HOUSEHOLD INCOME



POPULATION



NUMBER OF HOUSEHOLDS



DEMOGRAPHICS

Doug Todd | Marcus Velzen

(616) 340-7230 | (616) 340-8948

Doug@LacunaCRE.com

Marcus@LacunaCRE.com

Lacuna Commercial Advisors

(844) 222-9405

LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL
COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

202 N Rath Ave, Ludington, MI 49431

OFFICE/WAREHOUSE FOR SALE



LACUNA COMMERCIAL
Advisors



Doug Todd | Marcus Velzen

(616) 340-7230 | (616) 340-8948

Doug@LacunaCRE.com

Marcus@LacunaCRE.com

Lacuna Commercial Advisors

(844) 222-9405

LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL
COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

202 N Rath Ave, Ludington, MI 49431

OFFICE/WAREHOUSE FOR SALE



LACUNA COMMERCIAL
Advisors



Doug Todd | Marcus Velzen

(616) 340-7230 | (616) 340-8948

Doug@LacunaCRE.com

Marcus@LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL
COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors

(844) 222-9405

LacunaCRE.com

OFFICE/WAREHOUSE FOR SALE



LACUNA COMMERCIAL
Advisors



Doug Todd | Marcus Velzen

(616) 340-7230 | (616) 340-8948

Doug@LacunaCRE.com

Marcus@LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL
COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors

(844) 222-9405

LacunaCRE.com

202 N Rath Ave, Ludington, MI 49431

OFFICE/WAREHOUSE FOR SALE



LACUNA COMMERCIAL
Advisors



Doug Todd | Marcus Velzen

(616) 340-7230 | (616) 340-8948

Doug@LacunaCRE.com

Marcus@LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL
COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors

(844) 222-9405

LacunaCRE.com