COMMERCIAL OPPORTUNITY

WESTSHORE CONVENIENCE STORE

2015 SOUTH WESTSHORE DRIVE, SUGAR ISLAND, MI 49783



FOR SALE

KW COMMERCIAL | NORTHERN MICHIGAN
405 E. Easterday Ave.
Sault Sainte Marie, MI 49783

Each Office Independently Owned and Operated

PRESENTED BY:

LEAH JACKSON
Broker/Owner
O: (906) 440-0907
leah.jackson@kw.com
6502432774, Michigan

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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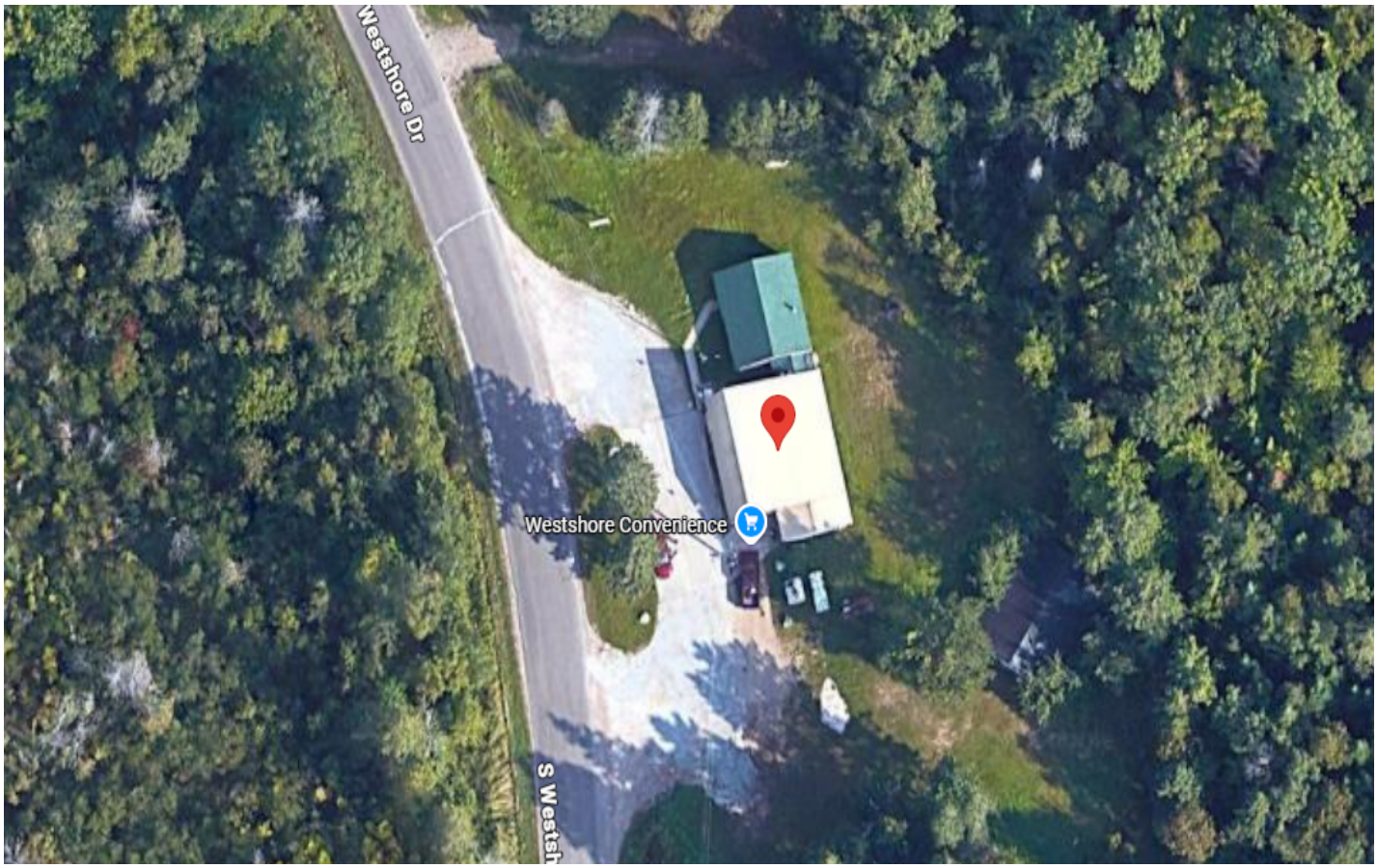
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Property Description

Opportunity to acquire the sole gas station and convenience store serving Sugar Island, MI, an essential service asset with no direct competition. Positioned to meet year round demand from island residents and seasonal traffic, this property delivers consistent, necessity driven revenue supported by a loyal island customer base.

The business is fully operational and conveyed turnkey, including all fixtures, equipment, and a liquor license. All inventory except liquor, lottery, and cigarettes is included, ensuring seamless operational continuity.

Leah Jackson
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Property Overview

2015 South Westshore Drive, Sugar Island, MI 49783



Property Summary

Building SF:	2,686
Lot Size:	5.40 Acres
Parking Spaces:	10+
Price:	$399,000
Year Built:	
Zoning:	C1 - General Commercial

Property Overview

2015 S Westshore Drive consists of over 5 acres across two parcels situated on both sides of Westshore Drive, offering a versatile land configuration suitable for a range of operational or future development uses. The primary parcel includes the convenience store and garage, positioned with frontage on Westshore Drive.

Directly opposite the store parcel, is the second wooded parcel, creating additional optionality for expansion, storage, or long term land holding. The dual parcel layout enhances functional flexibility and supports multiple strategic approaches for investors or operators.

This combined acreage and two side positioning along an established island route make the property a solid asset with both current utility and future potential.

Location Overview

2015 S Westshore Drive is positioned along the western shoreline of Sugar Island, offering a strong blend of residential appeal and proximity to key island access points. Located just minutes from the Sugar Island Ferry, this site benefits from steady local activity and convenient connectivity to Sault Ste. Marie and the surrounding region.

Westshore Drive is one of the island's primary north–south corridors, providing reliable year round access for residents, service providers, and recreational users. The surrounding area features a mix of established homes, wooded parcels, and natural shoreline, reflecting the island's quiet, rural character.

Sugar Island is known for its outdoor recreation, boating, fishing, and scenic waterfront views across the St. Mary's River. Properties along Westshore Drive enjoy close access to the water, community amenities, and the relaxed pace that defines island living. This location supports both full□time residency and seasonal use, with the added advantage of being near the island's main transportation route.

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Property Photos

2015 South Westshore Drive, Sugar Island, MI 49783





Property Behind Store



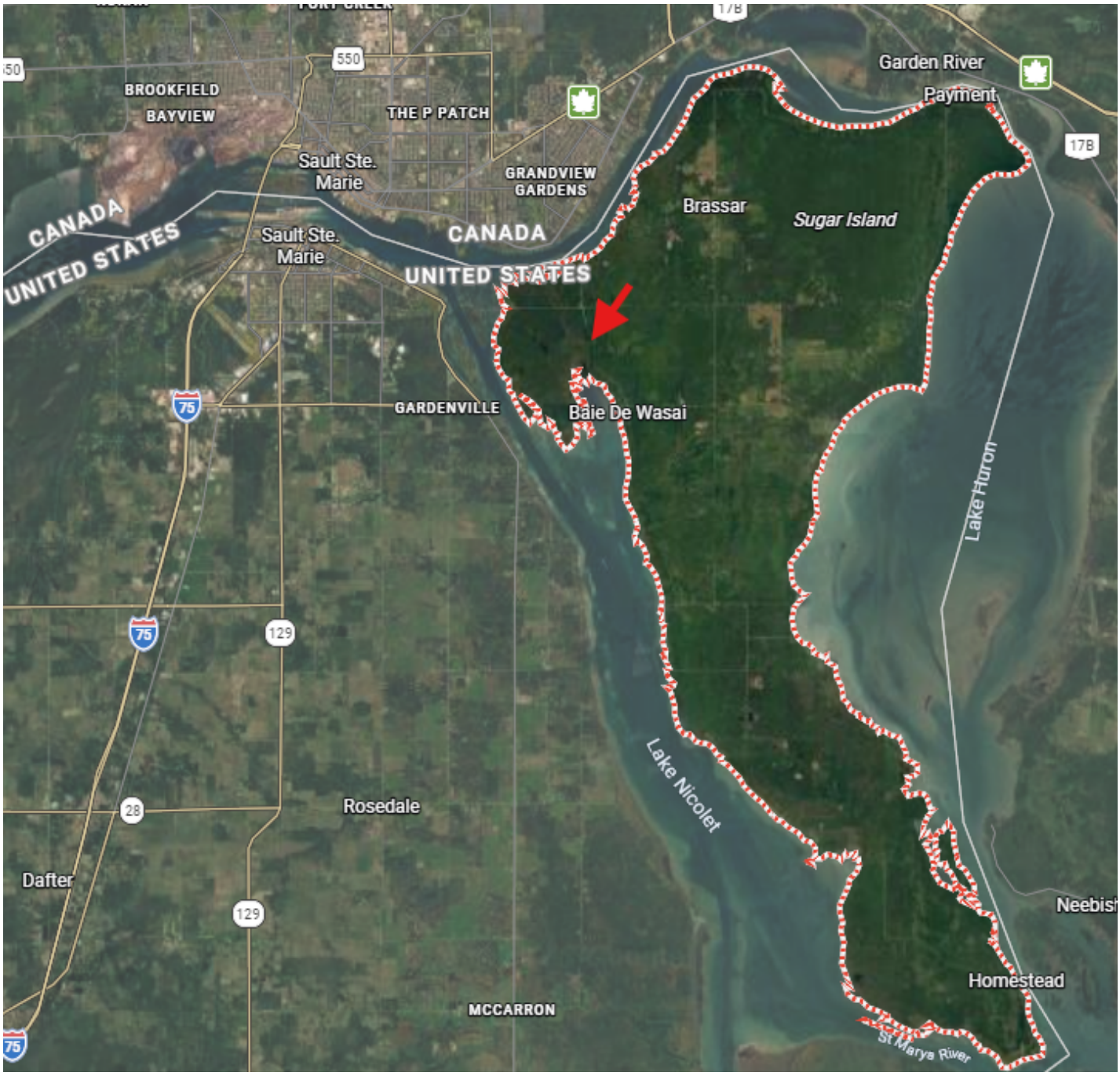
Side of Store



1,280 SF Garage



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Sugar Island Overview

Sugar Island sits in the St. Mary's River directly between Sault Ste. Marie, Michigan and Sault Ste. Marie, Ontario, creating a uniquely positioned stretch of land in the international channel. Covering roughly 49 square miles, the island forms a natural midpoint between the two border cities, with the ferry on the Michigan side providing the primary connection. Its placement offers wide views of the river traffic moving between Lake Superior and the lower Great Lakes, while its long north–south shape runs parallel to both shorelines. This geography gives Sugar Island a distinct identity—close to two cities, yet clearly set apart by the water that surrounds it.

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