

FOR LEASE – 5,200 SF COMMERCIAL SPACE

Prime Downtown Brown City Location | 4238 Main St, Brown City, MI 48416

◆ Fresh Exterior, Flexible Interior

This 5,200 sq ft commercial building has just received a striking facelift—featuring modern grey siding, black trim, and exposed white-painted brick for standout curb appeal. Perfect for retail, office, medical, or service-based businesses.

◆ Property Highlights

- - 5,200 sq ft on 0.13 acres
- - Zoning: Commercial
- - Located on Main Street (M-90) – 5,000+ cars/day
- - Open layout for custom build-out
- - Former grocery, pharmacy, and general store
- - High walkability and visibility
- - Large storefront windows
- - Beautiful pedestrian walkway to adjacent building
- - Public parking in front and behind

◆ Surrounding Amenities

- - Near Family Dollar, Brown City Lanes, restaurants, banks, and post office
- - Walking distance to McKenzie Health Clinic, dental & chiropractic offices
- - 10 mins to M-53 (Van Dyke Rd)

◆ Lease Info

- - Lease Type: NNN (Triple Net)
- - Tenant pays: Rent + taxes + insurance + maintenance
- - Also available for sale – inquire for pricing

 **Contact Joe Bologna Today**

KW Commercial

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