



SIGNATURE ASSOCIATES
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Retail For Sale

Property Name:

Location: 708 W. Bay Street
City, State: East Tawas, MI
Cross Streets: Hemlock Road
County: Iosco
Zoning: Highway Sevice Commercial
Year Built: 2024

Total Building Sq. Ft.:	5,000	Property Type:	Retail Pad
Available Sq. Ft.:	5,000	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	5,000	Total Acreage:	1.00
Max Cont. Sq. Ft.:	5,000	Land Dimensions:	N/A
Ceiling Height:	12' - 19'	Parking:	32
Overhead Door(s) / Height:	1: 12 x 10	Curb Cuts:	1
Exterior Construction:	N/A	Power:	Yes
Structural System:	N/A	Restrooms:	2
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	N/A
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	LVP
Condition:	Brand New	Delivery Area:	Rear

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 16,430	Bay St. W. of Pine St. 2-Way
1 Mile: 1,789	1 Mile: \$42,690	Yr: 2025	Count: 16,089		Bay St. E. of Pine St. 2-Way
3 Miles: 4,813	3 Miles: \$50,150	Yr:	Count:		
5 Miles: 6,599	5 Miles: \$53,150	Yr:	Count:		

Current Tenant(s): Holy Smokes/Tree Huggers **Major Tenants:** N/A

Sale Price:	Contact Broker	Improvement Allowance:	N/A
Sale Terms:	N/A	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	Immediately
Options:	N/A		
Taxes:	\$15,405.55 (2024)		
TD:	N/A		
Parcel #:	12-N30-005-003-00		

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities: N/A

Comments: Brand-new 5,000 sq. ft. freestanding building on busy US-23 in East Tawas. Positioned directly across from scenic lakefront views and surrounded by a mix of national and local retailers. Perfect for retail, medical, office, or automotive uses such as a gas station, car wash, oil change, or restaurant with drive-thru. Ample parking and additional land for expansion. Great visibility and ideal for owner-users or investors. DO NOT APPROACH EMPLOYEES! Contact Broker for additional information.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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