



**BERKSHIRE
HATHAWAY**
HOMESERVICES

MICHIGAN
REAL ESTATE

FOR SALE/LEASE

Team Martinchek

Managing Brokers | Realtor®
231.420.0231
teammartinchek@bhhsmi.com

Randy Ernst

Realtor®
231.420.5378
randyernst@bhhsmi.com



COMMERCIAL DIVISION™

PRIME COMMERCIAL PROPERTY

Former Advance Auto

11617 N. Straits Hwy, Cheboygan, MI 49721

SALE PRICE **\$850,000**

CORE PROPERTY SPECS

- Building Size ————— 7,000 SF
- Lease ————— \$12.00/SF NNN

- **Building Highlights:** Freestanding commercial building | 7,000 SF of massive free-span construction with no poles or barriers — the ultimate blank canvas
- **Key Amenities:** 37 dedicated paved parking spots | Direct frontage on N. Straits Hwy (M-27) | High visibility directly across from Walmart Supercenter
- **Absolute Versatility:** Ideal for retail, automotive, marine, medical clinic, boutique offices, or recreational use
- **Utilities & Ops:** Flexible Triple Net (NNN) lease or full purchase opportunity available
- **Zoning & Access:** Commercial zoning | Convenient access to I-75, US 131, and the Upper Peninsula



CHEBOYGAN RETAIL CORRIDOR DEMOGRAPHICS & MARKET APPEAL

11617 N. Straits Highway (M-27) serves as Cheboygan's primary commercial artery, placing the former Advance Auto property directly across from Walmart Supercenter — the region's largest anchor store. This high-visibility location delivers the highest daily traffic count in the area.

ABOUT THE COMMUNITY

Cheboygan draws from a stable population of approximately 8,091 residents within a 5-mile radius. The corridor benefits from consistent year-round traffic from local residents and travelers heading to and from the Upper Peninsula. Anchored by Walmart, this prime retail footprint offers unmatched exposure and accessibility for retail, automotive, medical, office, or recreational uses.



FOR SALE OR LEASE

UNMATCHED VISIBILITY.
ENDLESS POSSIBILITIES.

- 7,000 SQ. FT. OF PURE POTENTIAL
 - SHIPPING DOOR FOR DELIVERIES
 - CITY MUNICIPAL UTILITIES
 - BUILDING CONSTRUCTION PLANS AVAILABLE
 - COMMERCIAL ZONING
(DR-S) & (D-CM)
-



11617 N. STRAITS HIGHWAY, CHEBOYGAN, MI

This location serves as Cheboygan's primary commercial artery, linking the community directly to I-75 and major routes to the Upper Peninsula. This high-visibility corridor pulses with year-round activity, positioning the former Advance Auto property as a strategic retail hub across from Walmart Supercenter – the region's largest anchor store.

Cheboygan draws a steady mix of local residents and travelers, creating consistent daily traffic and strong retail demand. The area offers the perfect blend of everyday convenience and northern Michigan appeal – with easy access to lakes, trails, and the Upper Peninsula, while sitting in the heart of the city's busiest shopping corridor. Surrounded by national retailers, fast food, and daily essentials, this location delivers unmatched exposure for any business seeking high-visibility and reliable customer flow.

This prime retail footprint benefits from both local commerce and the broader northern tourism economy, making it an ideal site for retail, service, medical, or recreational uses in one of Cheboygan's most active commercial zones.

SURROUNDED BY HIGH TRAFFIC STORES



OUTSTANDING VISIBILITY AND ACCESS



NEAR CHEBOYGAN INLAND WATERWAY

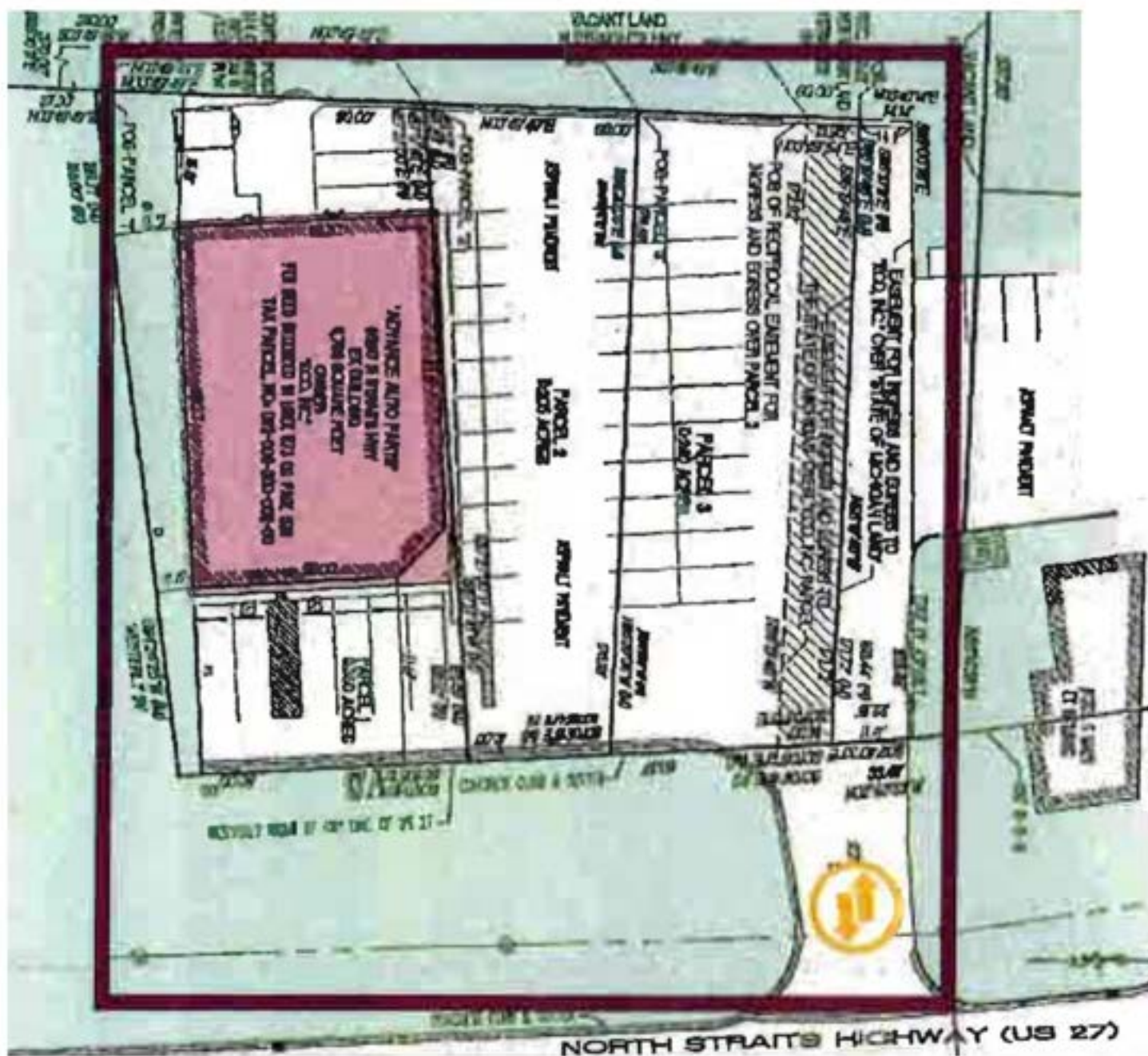




With its strategic location on one of Northern Michigan's busiest commercial routes, this property benefits from both everyday local commerce and the broader tourism economy, making it an ideal commercial hub for retail, service, medical, office, or recreational uses that thrive on high visibility and consistent customer flow.

Cheboygan offers the perfect blend of commercial convenience and classic Northern Michigan lifestyle. Positioned along the shores of Lake Huron and the Straits of Mackinac, the area provides easy access to world-class boating, fishing, and swimming beaches. Inland lakes and rivers offer kayaking, canoeing, and scenic paddling, while the nearby state forests and trails provide excellent opportunities for hiking, biking, wildlife viewing, and seasonal snowmobiling. The corridor serves as a natural gateway to the Upper Peninsula, Mackinac Island, and popular destinations like Petoskey and Harbor Springs.

PROPERTY SITE PLAN





Team Martinchek

Managing Brokers | Realtor®

231.420.0231

teammartinchek@bhhsmi.com



Randy Ernst

Realtor®

231.420.5378

randyernst@bhhsmi.com

**BERKSHIRE
HATHAWAY**
HOMESERVICES

MICHIGAN
REAL ESTATE



COMMERCIAL DIVISION™

 A member of the franchise system of BHH Affiliates, LLC.