



FOR SALE | 13710 W Shore Drive Houghton Lake, MI

Redevelopment Opportunity



280 ft of
Shoreline



2 Commercial
Parcels



6.68 Acres



Close to **Major
Highways**



Shawn O'Brien, CCIM

Vice President
517 303 5554
shawn.obrien@colliers.com



Burm Kim

Associate
517 512 7404
burm.kim@colliers.com



Colliers Lansing

2501 Coolidge Rd Suite 300
517 662-3535
Colliers.com/lansing



Location Overview

Waterfront Redevelopment Houghton Lake, Michigan

Houghton Lake, Michigan's largest inland lake, spans approximately 22,000 acres with an average depth of 7.5 feet, providing breathtaking views and year-round recreational activities. Its picturesque landscape and abundant recreational amenities make it an ideal location for hotels, resorts, or retail centers. Whether you're seeking winter excitement at Tip-Up Town USA or summer entertainment at the Blues Festival and fireworks extravaganza, Houghton Lake offers something for everyone.



330K+

Michigan Residents
Who Own Vacation
Homes



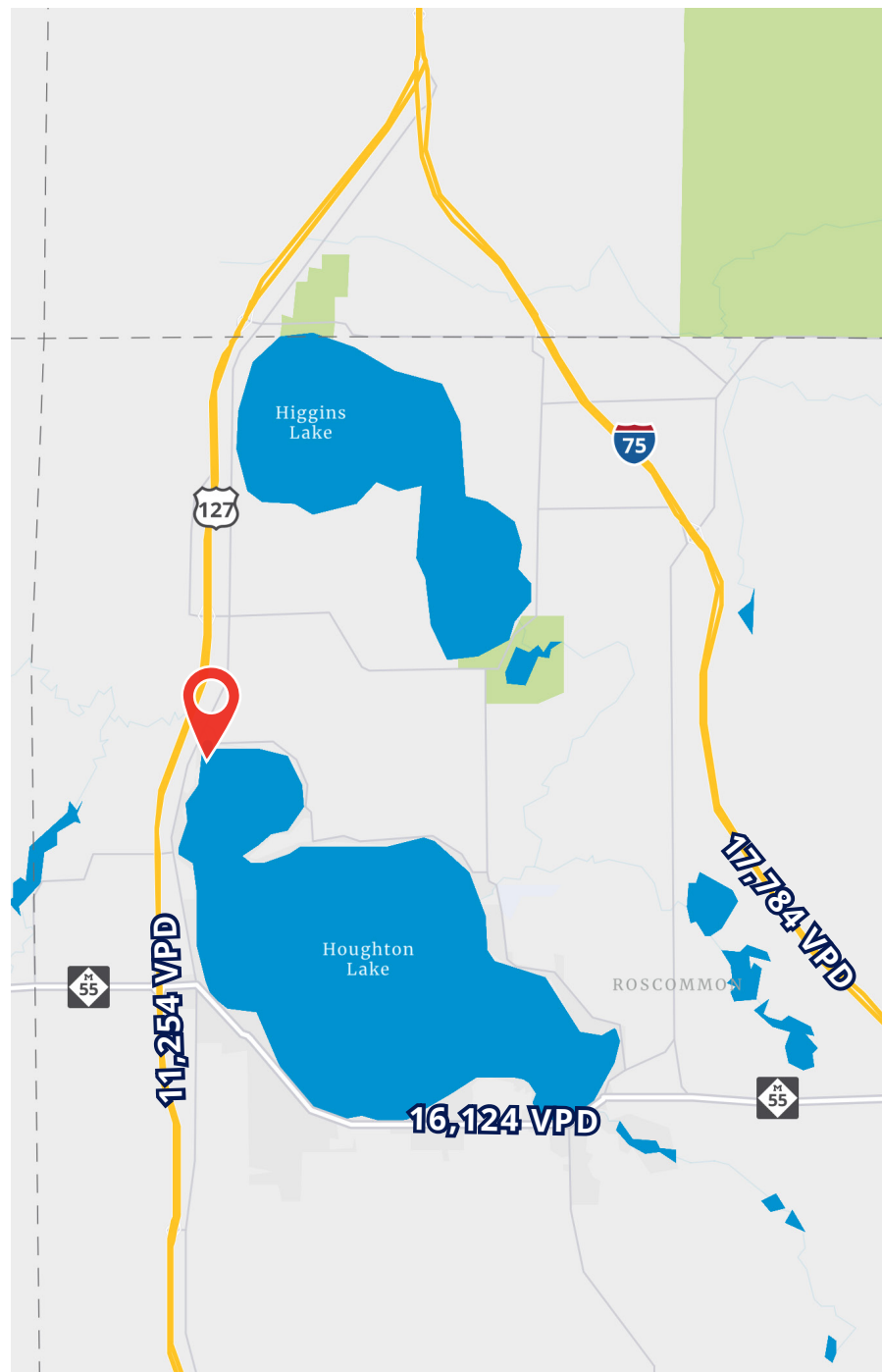
2.2M+

Midwest Residents
Who Own Vacation
Homes



City Center

Downtown Detroit
3 hrs / 208 Miles





Parcel Overview

Commercial Zoning



Parcel 1

Site Address	West Shore Drive and River Road
Municipality	Lake Township (Roscommon County)
Lot Size	5.54 Acres
Parcel Number	006-010-010-0140
Zoning	Commercial
Assessed Value (2024)	\$13,900
Current Uses	• 32 Boat Slips (Seasonal Rental) • Storage Parcel With Gravel Lot • Trailer Storage • Public Water & Sewer Service • Fully Fenced (Front Parcel)

Parcel 2

Site Address	13710 West Shore Drive
Municipality	Lake Township (Roscommon County)
Lot Size	1.14 Acres
Parcel Number	006-270-001-0000
Zoning	CW – Commercial Waterfront
Assessed Value (2024)	Retail Store Front - \$47,066 Warehouse - \$180,612 Service Building - \$54,745
Property Tax (2024)	\$6,000-\$7,000 (Combined)
Current Uses	• Private Boat Launch • Gas Dock • Trailer Storage • (3) Existing Buildings: 1. 16,240 SF (Warehouse) 2. 1,344 SF (Retail Showroom) 3. 4,012 SF (Service Building)

Houghton Lake Marina & Power & HLM Boat Storage



32 Boat Slip Marina
Private Boat Launch
Gas Dock
Parcel For Winter Boat, RV and Trailer Storage

Warehouse
Retail Showroom
Service Building



280 Feet of Shoreline with 32 Boat Slips



Tri-State Mileage

Gaylord - 54 Miles

Traverse City - 69 Miles

Saginaw - 92 Miles

Lansing - 125 Miles

Grand Rapids - 132 Miles

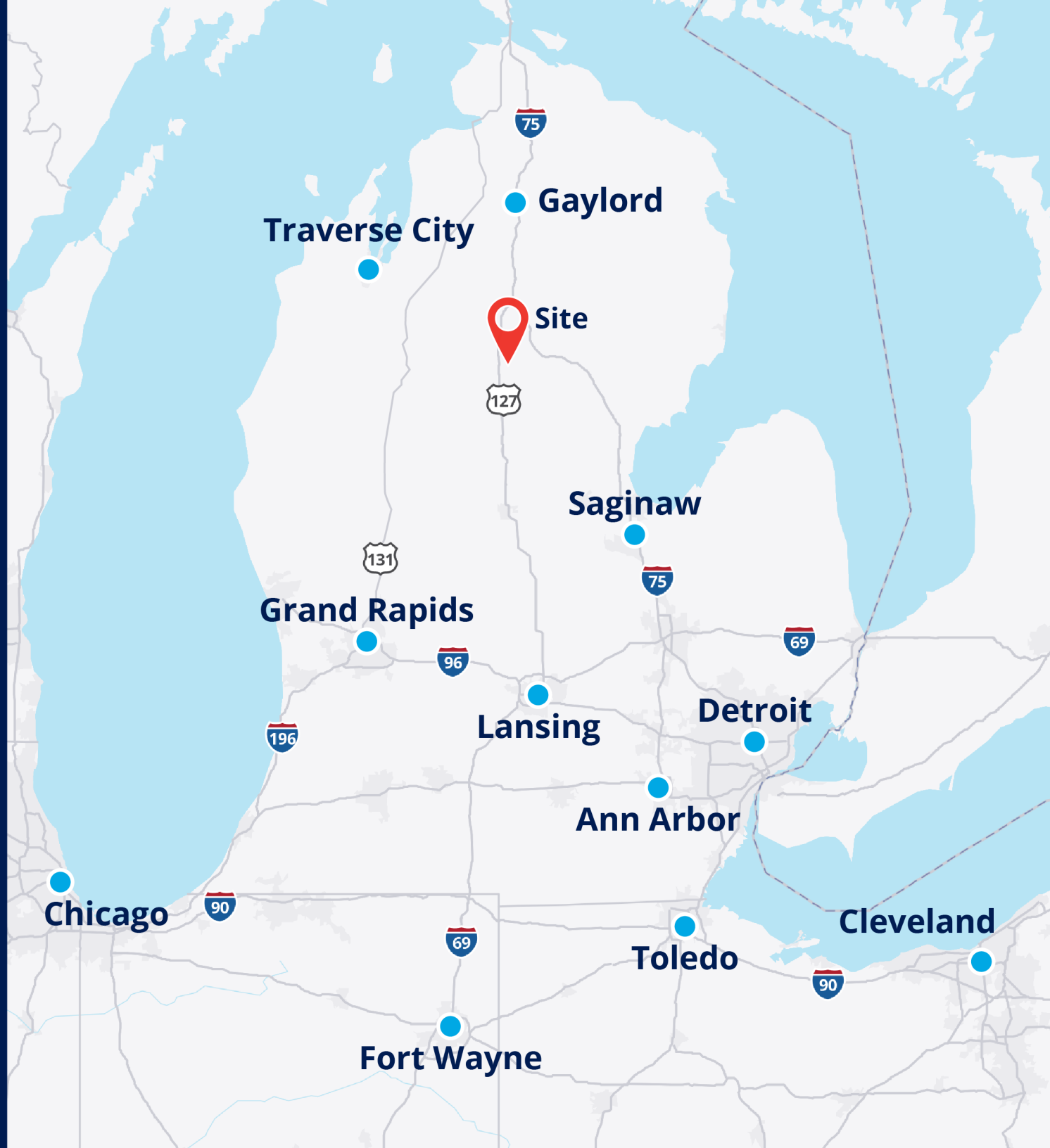
Ann Arbor - 175 Miles

Detroit - 191 Miles

Toledo - 229 Miles

Fort Wayne - 253 Miles

Chicago - 309 Miles





Redevelopment Opportunity

FOR SALE | 13710 West Shore Drive Houghton Lake, MI



Shawn O'Brien, CCIM
Vice President
+1 517 303 5554
shawn.obrien@colliers.com



Burm Kim
Associate
+1 517 512 7404
burm.kim@colliers.com



Colliers Lansing
2501 Coolidge Rd Suite 300
East Lansing, MI 48823