

COMMERCIAL FOR SALE

BURTON EXCAVATING

1396 EAST EASTERDAY AVENUE, SAULT STE. MARIE, 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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Property Summary

Burton Excavating- 1396 E Easterday Avenue, Sault Ste. Marie, MI 49783



Property Summary

Price: \$3,995,000

Zoning: Industrial/Residential

Property Overview

Incredible opportunity to acquire a well-established excavation company with over 50 years of proven success. Located just off I-75 and minutes from the Canadian border, this fully operational business includes two gravel pits—one spanning 52 acres of premium aggregate, and a second site used for dumping and overflow. This turnkey operation comes complete with a full fleet of heavy equipment including loaders, excavators, dump trucks, semi-trucks, trailers, vac trucks, certified scales, and snow removal equipment. Also included is crushing equipment and the infrastructure to process and supply a wide range of aggregate products—ideal for construction, roadwork, and commercial development needs. The business operates out of a central office located on Easterday Avenue, featuring a large fully equipped workshop for maintenance and support of field operations. With long-standing regional relationships, a strong customer base, and robust infrastructure in place, this is an extraordinary opportunity to step into a profitable and respected company in the excavation industry.

Investment Highlights

50+ Years of Operating History

Long standing, reputable excavation and aggregate supplier with deep regional relationships and consistent demand across construction, municipal, and commercial sectors.

Strategic Location

Positioned just off I 75 and minutes from the Canadian border, providing exceptional access for cross-border commerce, regional hauling, and large-scale infrastructure projects.

Premium Aggregate Reserves

Includes a 52 acre primary gravel pit with high-quality aggregate and a secondary pit for dumping and overflow—supporting sustained production capacity and long-term resource value.

Turnkey Fleet & Equipment Package

Comprehensive lineup of heavy equipment: loaders, excavators, dump trucks, semi-trucks, trailers, vac trucks, certified scales, snow removal equipment, and full crushing/processing systems.

Leah Jackson

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Property Photos

Burton Excavating- 1396 E Easterday Avenue, Sault Ste. Marie, MI 4978





The following Tax ID #s combined total approximately 5.6 acres:

051-038-029-00	051-753-002-00
051-752-008-00	051-753-003-00
051-752-016-00	051-753-006-00
051-752-023-00	051-753-007-00
051-753-001-00	051-753-008-00

All sketches are approximations and do not represent an official land survey.

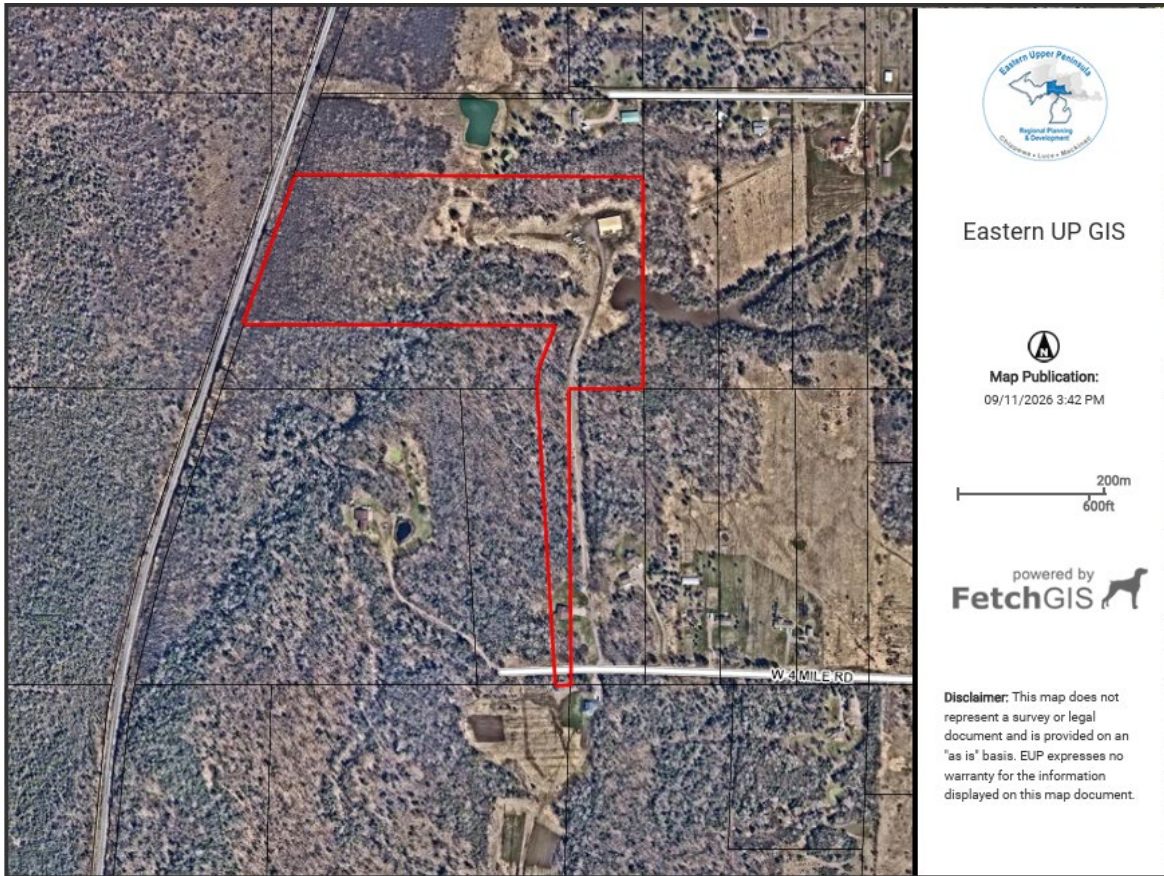


Property: 5996 E 15 Mile Road, Barbeau, MI 49710

Tax ID: 002-024-001-00

Approximately 52 acres

All sketches are approximations and do not represent an official land survey.



Property: 2514 W. 4 Mile Road, Sault Ste. Marie, MI 49783

Tax ID: 012-072-020-00

Approximately 33 acres

All sketches are approximations and do not represent an official land survey.



Property: 1011 W Donna Road

Tax ID: 012-073-057-00

Approximately 9 acres

All sketches are approximations and do not represent an official land survey.

Exhibit #2

Inventory Equipment

- **Loaders**
 - 1998 Volvo
 - 2007 Kawasaki
 - Michigan/Clark
 - 2006 Volvo
 - Caterpillar
 - 2003 Volvo
 - 2011 Volvo
 - 1996 Volvo
 - 1997 Volvo (2)
 - 1996 Volvo
 - 1996 Volvo (L-90C parts loader)
- **Excavators**
 - Hitachi
 - Volvo
 - 1996 Hitachi
 - 300 Hitachi, CF Qc Grapple
 - 2012 Kobelco
 - 2008 Kobelco
 - 2003 Kobelco
 - 1996 Komatsu
 - 2018 Case
- **Dozers**
 - 1986 Case
 - 1998 Case
 - 1986 Case Dozer parts
- **Backhoe**
 - 2012 580SN
 - Hydraulic Braker
- **Uni Loaders**
 - 2005 Case Tracked Skidsteer
 - 2017 Case Tracked Skidsteer
 - Erskine Rake Cement Mixer Q/c to unl loader
- **Screen**
 - 2012 Kleeman
 - 1994 Power Screen
- **Grader**
 - 2009 Maulden
- **Compactors**
 - Bomag
 - 1996 Bomag
 - Bomag
 - 1981 Dynapac
 - NPK
 - 2011 Wacker Nelson (x2)

- o 2010 Wacker Nelson
- **Crushing Equipment**
 - o Control Trailer Hyd. Rasing Control Tower Gen Set Cat V12 565 Kw
 - o TelSmith 30*42 Jaw
 - o 40"x60' Stacking/TransferIncline Conveyor 10Hp Wrap Drive
 - o Custom Built Portable Feeder 15 Cy Hopper
 - o Crushing Plant TelSmith 48" Cone 6'x20' Screen
 - o Portable Transfer Trailer 2 Ea.Convayer
 - o 32"x30' Transfer Conveyor with new Simons Belt Scale
 - o Portable Radial 32"x60' Stacker Conveyor
 - o Tool Semi Van Trailer and Contents (x2)
 - o Cleen Up Attachment
 - o Single Axle Water Tank on Trailer
- **Track Plat Form Scale**
 - o 2024 Active Manufacturing Inc. 11'x70' Steel Deck
- **Driveable Conveyor**
 - o 1978 Athey
- **Excavator Attachments**
 - o Grade Blade, Blade 6' Pc 200
 - o Grade Blade, Blade 12' Pc 200
 - o Frost Ball
 - o Qc Frost Tooth
- **Loader Attachments**
 - o 8' Forks Qc
 - o 5' Forks Qc
 - o Volvo Factory Forks Qc
 - o Boom QC
 - o Volvo Factory Boom Qc
 - o Cat 880 Bucket
 - o Four in One Bucket
- **Hydraulic Braker**
 - o Hydraulic Braker
 - o Rammer w/Stand
- **Grade System**
 - o Top Con Hi Per VR GNSS
 - o 2 Ea. Slope Laser
 - o 2 Ea. 10' Linker Rod
 - o 2 Ea. 15' Linker Rod
 - o 2 Ea. Try Pods
- **Boring Machine**
 - o Trailer and Boring Machine
- **Job Support Items**
 - o 20' Trench Box
 - o 20' Trench Box
 - o 24' Trench Box
 - o Factory Stone Box
 - o Homade Stone Box
 - o Alumun Trench Box
- **Snow Buckets Loader Plows**

- o 15' Snow Bucket
- o 14'11" Snow Bucket
- o 12' Snow Bucket End Carry, Back Drage
- o 12' Snow Bucket End Carry, need work
- o 10'11" Snow Bucket
- o 10'11" Snow Bucket, need work (x2)
- o 9'4" Backhoe Back Drage Snow Bucket
- o 10' Snow Bucket (x2)
- o 12' Power Angle Snow Plow (x2)
- o Propane Tank Snow Bucket Backs
- o Stainless Steel Electric Salt Spreader

Truck & Trailer Inventory

- **Michigan Special Semi Tractors**
 - o 2013 Kenworth Construction T-800 (x2)
 - o 2005 Mack CL 713
 - o 1999 Mack CL713
 - o 1999 Mack parts truck CL713
 - o 1993 Western Star 4964S
 - o Auto Car Volvo
- **Semi Tractor**
 - o Chevy Brigadier
- **Michigan Special Quad Axel Dumps**
 - o 1994 Ford LTLS9000
 - o 1965 Hercules
 - o 1995 Ford Steel Dump LTLS9000
- **Long Tri Axle Dump Truck**
 - o 1999 International 5000 Pay Star
 - o 1994 Western Star 4864S
- **Tandem Axle Dump Truck**
 - o 1995 Ford
- **Single Axle Dump Truck**
 - o 1996 GMC C7h042
- **Vactor Truck**
 - o 2005 Sterling LT7500 Vactor 2100 Combo Jeter
 - o 1987 White International
 - o 1988 Peabody Myers Vactor
- **Low Boy Trailer**
 - o 1996 Etnyre 65 ton, includes Jeep Dolly Tandem Axel
 - o 1995 I.T.I 50 ton
- **Land Tilt Bed Sliding Axle Equipment Trailer**
 - o Landoll 317 tri axle tilt bed trailer 50 ton
- **Tag Trailer**
 - o 1998 Towmaster 20 ton
- **Belt Tailers**
 - o 2006 ABS 48 ft 5 Axle Live Bottom Trailer
 - o 2002 ABS 48 ft 5 Axle Live Bottom Trailer
- **Side Dump Tailers**

- o 1997 Reglan 5 Axle Reglan Aluminum Lead Slide Dump
- **B Train Reglan Dump Trailers**
 - o 4 Axle Reglan Aluminum Lead Slide Dump (B Train) w/5th Wheel Slide Dump
 - o 3 Axle Reglan Aluminum Lead
- **4 Axle Lead Steel Rock Box Dump**
 - o 2012 East Roll Over damaged
 - o 1978 Fruehauf 4 Axel with newer rock box
 - o 2016 Manac 4 Axel w/AR 450 rock box
- **B Train Cobra Aluminum Dump Trailers**
 - o 3 Axle Cobra Aluminum Lead Slide Dump (B Train) 26' pinable axle Aluminum Lead Slide Dump
 - o 2 Axle Cobra Aluminum Lead (B Train Pup)
- **3 Axle Dump Trailer**
 - o 1987 Fruehauf
 - o 1979 Assembled/Fruehauf
- **Push Out Trailer**
 - o 1999 JJ/Somerset
- **5 Axel Aluminum Pup Trailer**
 - o Fruehauf
- **Pick-up Trucks**
 - o 2014 GMC Silverado red 1500 pick up
 - o 2013 Chevrolet Silverado 2500 pick up
 - o 2011 GMC Sierra 2500 pick up
 - o 2013 Silver Chev 2500 HD w/plow
 - o 2005 Black Chev 2500 HD Diesel w/plow
 - o 2011 Yellow Chev 2500 HD w/plow
 - o 2003 Yellowish Chev 2500 HD w/plow
 - o 2007 Grey Chev 2500 HD w/plow
 - o 2001 Grey Chev 2500 HD w/plow salter spreader
 - o 1996 Orange Chev 3500 One Ton Dump
 - o 2002 Ford White Step Van
 - o 1986 GMC Utility Truck
 - o White Dodge One Ton tool box truck w/lift gate
 - o 1989 Chevrolet Tool Van
 - o 1981 GMC Tool Van
 - o 1983 GMC Aluminum Step Van w/1000 Gal. Fuel Tank
 - o 1974 Fool Tool Van
- **Small Trailer List**
 - o 2021 Doolittle Tandem Axle Tilt Bed Trailer
 - o 2012 Circle W Goose Neck Axle Trailer Circle w/trailer
 - o 1977 JC Red Tandem Axle Tag Trailer
 - o 1982 WW Totum Tandem Axle Ball Trailer wood deck
 - o 2007 United White Enclosed Tandem Axle Trailer
 - o 2016 Soo Welding Single Axle Trailer for Aluminum Trench Box
 - o 1971 Vermeer Tri Axle Tag Trailer for boom
 - o 6' x 11' Tandem Bumper heavy duty small equipment trailer
 - o Fuel Trailer 110 Gal./pump
- **Welder and Related Items**
 - o Lincoln
 - o Magnum 300 Welder

Equipment Inventory

Burton Excavating



- o Mig Welder
 - o 250 Mig Welder
 - o Commercial Metal Band Saw
 - o Plasma Cutter
 - o 2 Ea Torches and Cart
- **2 Ea Air Compressors**
 - o (G.I.) 907 Topcon
 - o (3) WP1550A Wacker Compactors
 - o Clark 3500 Lb. Gas Forklift; Pneumatic tires for out doors
- **Miscellaneous Equipment**
 - o Cuff Off Saw – 14”
 - o Strawblower
 - o Test Pump
 - o Multiquip Pump
- **Miscellaneous Items**
 - o Heat Plate
 - o Pressure Washer
 - o Alkota RH150 Radiant Heater