

Address: 14990 State Street , Hillman , MI ; 49746



MLS#:	201832734	List Price:	\$ 239,000
Type:	Business Op	Bus/Inv Descrip:	gas, food, lotto, tobacco, beer/wine, rec fuel etc
Prop Type:	Commercial	Township/City/Village:	Hillman
County:	Montmorency	Lot Size:	132x660
Current Zoning	commercial		

Lake/River Other

Lot Dim:	132x660	SqFt Total:	2935	SqFt Source:	Old MLS
Levels:	1	Tax ID	004-026-000-010-00, 020-00	Ownership Status	Corporation
Approved by MLS:	Yes	Yr Remodeled:	2023	Subdivision or T/R:	T31N R4E
School District:	Hillman	Internet Access	Cable		

Public Remarks: Gas station and convenience store for sale in Northern MI This turnkey business opportunity has consistent growth. There is a vibrant downtown in Hillman offering plenty of traffic. Currently, there is gas and diesel, LP, beer and wine, a deli, lotto, EBT, hunting and fishing licenses, a walk-in cooler, ATM, a can crusher, a key machine & ice machine. The Sunoco franchise expires in 2026. Inventory is to be sold separately. Hillman Michigan The Village of Hillman is located approximately 20 miles west of Alpena. The village has a campground on the Thunder Bay River which flows right through town. There are lots of businesses in Hillman including the Thunder Bay Resort which offers Elk Drawn sleigh rides with a gourmet dinner. Thunder Bay River The Thunder Bay River is a 75.4-m

Directions: Downtown Hilman on the Hil

Showing Instructions: Appointment Only Showingtime

Electric:	On Site	Business Information:	Business Opportunity; Income Property
Gas:	On Site	Construction:	Frame
Water:	Municipal	Occupant:	Owner
Sewer:	Municipal	Util Pd by Owner:	Electric; Water
Heat/Air:	Forced Air; Natural Gas	Taxes and Possession:	Taxes: 1871; Tax Year: 2023; Association Dues: No; Possession: immediate
Basement:	Partial Basement	Documents/Disclosure:	Business License; Liquor License
Extras:	High Visibility; Highway Access; Kitchen Area; Manager On-Site; Refrigerated Storage; Restroom (s); Smoke Detectors; Security System; Storage	Terms:	Cash; Land Contract
Road:	Paved	Drive:	Concrete
Present/Ptntl Use:	Franchise; Party Store	Parking:	Paved; Parking Lot
		Sign:	Sign: Yes

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