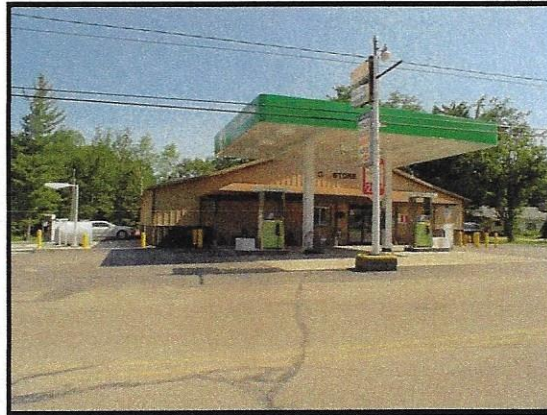


A n J State Wide Real Estate

anjstatewide.usa-mls.com
430 S US 23, Harrisville, Michigan 48740
Office (989)724-5711, Fax (989)724-6833

Agent: **Barbara Bartlett** 989-590-0238 barb@anjstatewide.com

Listing Number: 077-18-0006



\$499,900

General Store and Gas Station CONVENIENCE OR GROCERY STORE

Buy yourself a job and a lifestyle that is located in the heart of the Huron National Forest in lower northeast Michigan. This convenience store/gas station is located in Barton City which surrounds all sports Jewell Lake and is surrounded by thousands of acres of Federal Land. Other area amenities close by include Lake Huron, numerous inland lakes, ORV trail head, groomed snowmobile trails, hiking trails in Reid Lake and Hoist Lake National Forests, golf courses, cross country skiing, just to mention a few activities. This neat, clean and well maintained store was built in 1983 and is very versatile in what it offers to its customers. The store includes popular groceries, hardware items, fishing and tackle items, fishing and hunting licenses, liquor license, kitchen with pizza oven, food preparation room, frozen food section, cooler section, several storage supply rooms, movie rental, gas and diesel pumps, propane. 10,000 gallon gas storage tank installed in 2008. Includes diesel generator for power backup plus \$55,000 of new upgrades in 2015. List of features and equipment upon request.

1866 Trask Lake Rd, Barton City, Michigan 48705 (within city limits)

Alcona County

Cross-streets/Directions: M-72 to north on Stout Rd. Right on Trask Lake Rd into town.

SqFt +/-:	4065	Units:	1
Condition:	above average	Restrooms:	1
Year Built:	1983	Water:	well
Exterior:	other	Sewer:	septic
Roof Age:	Unknown	Heat:	Nat. Gas FA
Parking:	11-20 cars	Central Air:	Yes
Lot Size:	Irregular	Sep. Utilities:	Yes
Acreage:	1.13 acres +/-		

Energy Efficient Items: Heat Reclaim System

Information believed accurate but not guaranteed.
www.realestate-mls.com



Property

- 4065+/- sq. ft.
- 1.13 Acres+/- 153.32 x 271.02 x 163.28 x 322.25 x 18.86
- Slab Foundation
- Black Top Parking – Front and Sides
- Annual Taxes \$2,131 – Year 2017

Deli Section

- Seasonal Foods
- Sub Sandwiches, Misc. Snack Items
- Microwave for customer use
- Coffee, Cappuccino, Tea
- Bakery Items – Fresh bread daily, sub buns, muffins
- Warmer for Mini Pizzas, Misc. Items being offered
- Misc. Meats and Cheeses sliced to order
- Pizzas, Cheesy Bread, Bread Sticks made to order
- One day a week fresh meals prepared to order during the winter months (Turkey, Meatloaf, Pot Roast, etc.)

Grocery Section

- Misc. Popular Grocery Items
- Breads, Buns, Cookies, Etc.
- Fresh Vegetables

Misc. Over The Counter Medications

Alcohol Beverage Section

- Great Wine and Liquor Selections
- Large Selection of Beer

Coolers

- Dairy Products
- Packaged Meats, Cheese, Eggs
- Misc. Grocery Products
- Storage area behind the windows

Freezer

- Ice Cream
- Frozen Dinners, Etc.
- Ice
- Storage area behind the windows

Hardware / Automotive Section

- Misc. items for the quick fix

Pet Foods and Supplies

Clothing / Souvenir / Misc. Section

- Seasonal Items
- Shirts, Sweat Shirts, Hats, Gloves
- Greeting Cards

Fishing Tackle / Hunting

- Fishing and Hunting Licenses
- Large selection of Fishing Tackle and Hunting Equipment

Movie Rental

- New Releases

Gas and Propane

- 4 gas pumps – 1 diesel pump
- 10,000 gallon gas storage tank installed in 2008
- Propane Tank Fill-Up
- Replacing the premium gas with recreation gas

Miscellaneous

- Diesel Generator for Power Backup
- Heat Reclaim System
- Point of Sale Scanning System
- New Freezer Compressor
- Added 6 ft to kitchen area with more work tables
- New 2 door refrigerator in kitchen
- New A/C unit for kitchen

Baking Room

- Includes oven, cooler, shelving, ample counter space, sink
- Pizza conveyor oven being considered for future purchase – not Included at this time.

Food Preparation Room

- Includes microwave, scale, refrigerator, ample counter space to work, sink, cabinetry

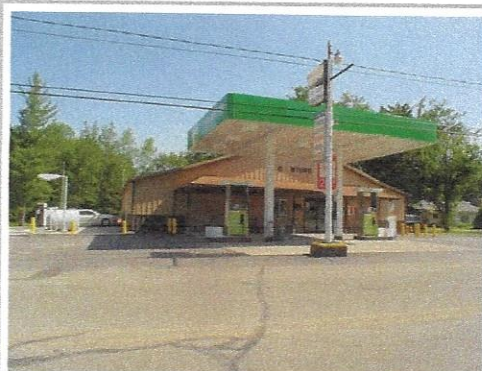
Bottle Sorting Room

Storage Rooms

Public Restroom

Office

Photo Tour: 077-18-0006
1866 Trask Lake Rd, Barton City, Michigan 48705



Front of store with 4 gas pumps and 1 diesel pump off to the side. Propane tank fill-up is out back.



Cashier Counter



Deli section with handmade sandwiches/subs, fruit cups, salads, etc.



Customer convenience area for coffee, donuts, microwave, etc/



Miscellaneous over the counter medications and great wine selection.



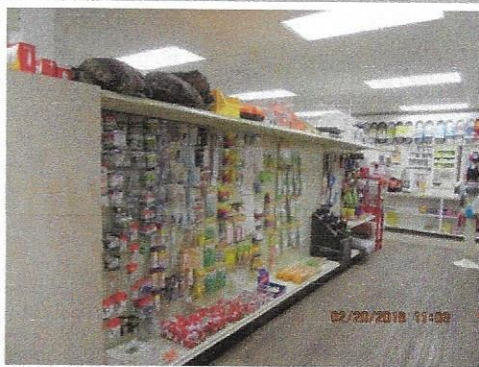
Miscellaneous clothing area to accommodate the different seasons.



Hardware to meet the needs of the year round or seasonal home owner.



Automotive and hardware supply area.



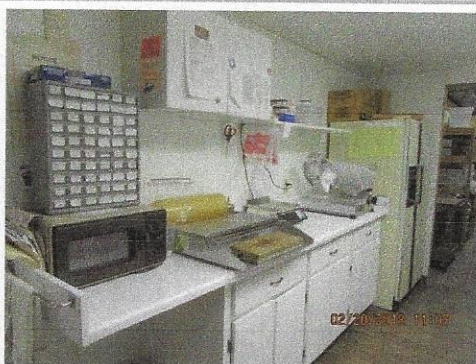
Great selection of fishing tackle



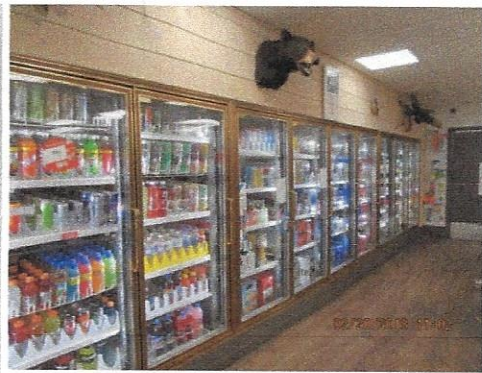
Up to date selection of the newest movies to rent.



Baking room includes ample shelving, counter space, sink, cooler, oven.



Food preparation room includes microwave, scale, refrigerator, ample counter space to work, sink, cabinetry.



Coolers for pop, beer, dairy products, misc. packaged food, produce.



Freezer for misc. frozen foods, ice cream products, etc.



Restroom



Office

Photo Tour: 077-18-0006
1866 Trask Lake Rd, Barton City, Michigan 48705
realestate-mls.com

SKETCH/AREA TABLE ADDENDUM

Parcel No 070-033-300-120-00

Property Address 1866 W TRASK LAKE RD

City BARTON CITY

County ALCONA

State MI

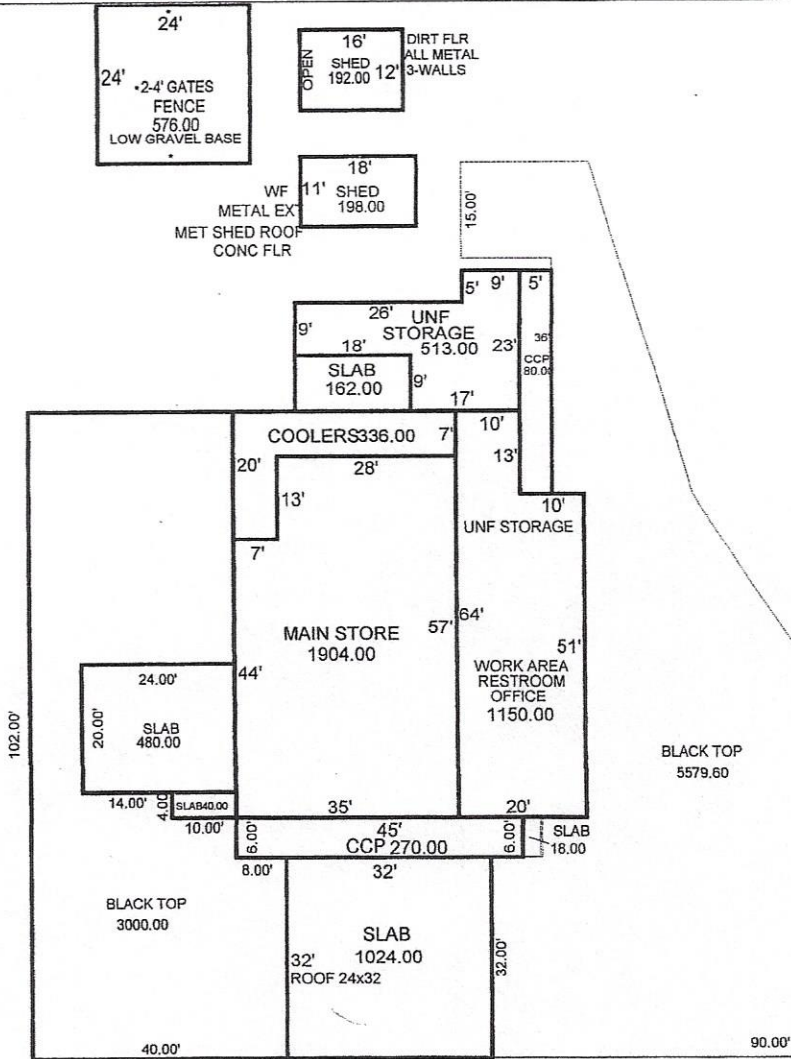
Zip 48705

Owner BARTON CITY GENERAL STORE INC

Client

Appraiser Name TMS EJM

Inspection Date 8/29/06 7-23-15

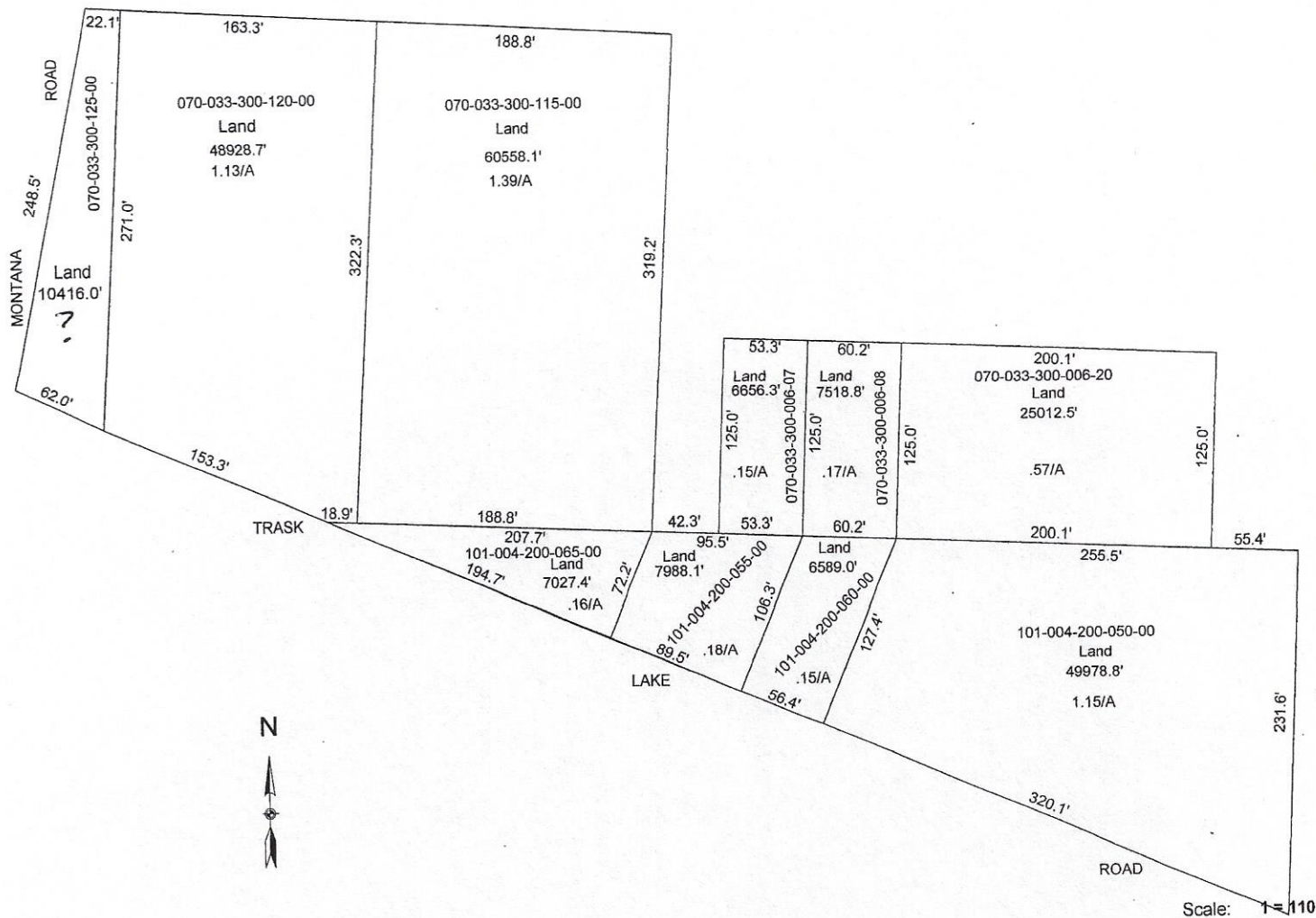


AREA CALCULATIONS

Code Description Enter

SKETCH/AREA TABLE ADDENDUM

Property Address		
City	State	Zip
Owner		
Client		
Appraiser Name		



Land
Beginning at a point of the Tract described by Metes and Bounds as follows:
THENCE North 22° 58' 50" East, a distance of 127.4 Feet;
THENCE North 87° 26' 0" West, a distance of 363.4 Feet;
THENCE South 66° 54' 41" East, a distance of 340.6 Feet to point of beginning;
Said tract containing 0.5 acres (21695.4 sqft.) of land, more or less.
Perimeter = 831.4 Feet
No significant error of closure.

Land
Beginning at a point of the Tract described by Metes and Bounds as follows:
THENCE North 87° 26' 0" West, a distance of 207.7 Feet;
THENCE South 87° 26' 0" East, a distance of 207.7 Feet to point of beginning;
Said tract containing 0.0 acres (0.0 sqft.) of land, more or less.
Perimeter = 0.0 Feet
No significant error of closure.

Land
Beginning at a point of the Tract described by Metes and Bounds as follows:
THENCE South 87° 26' 0" East, a distance of 95.5 Feet;
THENCE North 87° 26' 0" West, a distance of 95.5 Feet to point of beginning;
Said tract containing 0.0 acres (0.0 sqft.) of land, more or less.
Perimeter = 0.0 Feet
No significant error of closure.

Land
Description truncated...