



List Number: 20015128 **Property Sub-Type:** Business Opportunity New Construction: No **Status:** Active
Unit #: Total # Bldgs: 0 **Tax ID #:** 0 **List Price:** 499,000
Sub-Area: M53 - Village of Fruitport Total # Units: 0 **Road Frontage:** 0 **Waterfront:** No
Municipality: Fruitport Vllg # Fin Bldg Lvl: 0 **Total Net SqFt:** **Total SqFt:** 0
County: Muskegon # of Diff Unit Floor Plans: **Year Built:** 0
 Lot Acres: 0 **Year Remodeled:** **Lot Dimensions:** 0
 Lot Measurement: Acres
 Lot Square Footage: 0

Directions: South side of Fruitport off 7th st on the way to either Spring Lake or Nunica.

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| Legal: NA | SEV: 0 | For Tax Year: 0 |
| Taxable Value: 0 | Tax Year: 0 | Homestead %: 0 |
| Annual Property Tax: 0 | Zoning: | Special Assmt/Type: 0 |
| School District: Fruitport | | |

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| Additional Details: | Docs Req Conf | Sewer: None |
| Additional Features: | Financials | SqFt Information: |
| Air Conditioning: | Driveway: | Street Type: |
| Below Grade: | Exterior Material: | Tenant Pays All: |
| Business Includes: Equipment; Furniture; Inventory | Heat Source: None | Uses: Manufacturing |
| Business Opportunity: # Full Time Employees: 2; # Part Time Employees: 4; Bus. Only Value (\$): 499,000; Business Description: Manufacturing; Business Name: Diamond Hearths; Equip Value (\$): 22,000; Inventory Value (\$): 43,000 | Heat Type: None | Util Avail at St: None |
| Construction Type: Block | Income and Expenses: | Utilities Attached: None |
| Docs at List Office: Aerial Photo | Ownership: LLC | Water: None |
| | Purchase Terms: Cash; Conventional | Water Fea. Amenities: |
| | Roofing: | Water Type: |
| | Sale Conditions: None | |

Marketing Remarks: Nice Light manufacturing opportunity in Fruitport, MI with diverse customer list. Very profitable, Great potential, low overhead, and easy owner operation.

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