

# Business Opportunity Long-Term Lease

Restored Historic Landmark  
Located in  
Exciting Downtown Petoskey

224 Michigan Street, Petoskey MI 49770



Joe Blachy

Owner / Broker

231-409-9119

Call any time between 7 am and 10 pm - 7 days a week

[joe@joeblachy.com](mailto:joe@joeblachy.com) - [www.joeblachy.com](http://www.joeblachy.com)

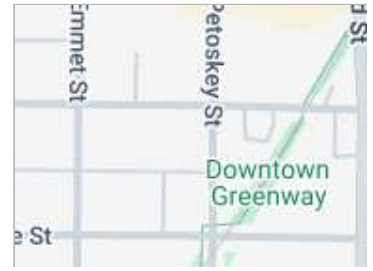
Petoskey Real Estate Group • 2206 Mitchell Park Dr., Unit #10 • Petoskey, MI 49770



## ALL FIELDS DETAIL



|                        |                       |                        |           |
|------------------------|-----------------------|------------------------|-----------|
| <b>MLS #</b>           | Temp-44866            | <b># of Bedrooms</b>   | 0         |
| <b>Class</b>           | COMMERCIAL            | <b># of Full Baths</b> | 0         |
|                        | /INDUSTRIAL           | <b># of Restrooms</b>  | 2         |
| <b>Type</b>            | Commercial/Industrial | <b>Stories</b>         | One       |
| <b>School District</b> | Petoskey              | <b>Acreage</b>         | Up to .25 |
| <b>Asking Price</b>    | \$6,000               |                        |           |
| <b>Address</b>         | 224 Michigan Street   |                        |           |
| <b>City</b>            | Petoskey              |                        |           |
| <b>State</b>           | MI                    |                        |           |
| <b>Zip</b>             | 49770                 |                        |           |
| <b>Status</b>          | Partial Listing       |                        |           |
| <b>Sale/Rent</b>       | For Rent              |                        |           |
| <b>IDX Include</b>     | Y                     |                        |           |



## GENERAL

|                                  |                                                                                                      |                                  |                                                                                    |
|----------------------------------|------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------------------------------------------|
| <b>Fractional Ownership</b>      | None                                                                                                 | <b>Water Front/Water Access?</b> | Neither                                                                            |
| <b>Agent</b>                     | Joe Blachy - cell: 231-409-9119                                                                      | <b>Listing Office 1</b>          | Petoskey Real Estate Group - 231-333-9145                                          |
| <b>Total Sq. Ft.</b>             | 4189                                                                                                 | <b>Above Ground Sq. Footage</b>  | 2,470                                                                              |
| <b>Measurement Source</b>        | OTHER-Describe Below                                                                                 | <b>Possession</b>                | At Closing                                                                         |
| <b>Township</b>                  | Petoskey City                                                                                        | <b>Section</b>                   | 6                                                                                  |
| <b>Mult-Un. Res. Condo (Y/N)</b> | N                                                                                                    | <b>Site Condo (Y/N)</b>          | N                                                                                  |
| <b>Town/Range</b>                | T34N R5W                                                                                             | <b>County</b>                    | Emmet                                                                              |
| <b>Survey (Y/N)</b>              | N                                                                                                    | <b>Lot (Y/N)</b>                 | Y                                                                                  |
| <b>Approx. Lot Dimensions</b>    | 111 x 46.5 Approx                                                                                    | <b>Zoning</b>                    | O-S Office Service                                                                 |
| <b>Association Y/N</b>           | No                                                                                                   | <b>Business Opp. (Y/N)</b>       | N                                                                                  |
| <b>Lease Terms</b>               | Y                                                                                                    | <b>Inventory Included (Y/N)</b>  | N                                                                                  |
| <b>Legal</b>                     | FRASER & CURDY'S ADDITION COM AT NE CN OF LOT 1 BLK 2, TH W 53 FT 8 IN, S 109 FT, E 53 FT 8 IN, N... | <b>Directions</b>                | Downtown Petoskey at the corner of Michigan & Petoskey Streets. You can't miss it. |
| <b>Agent Hit Count</b>           | 0                                                                                                    | <b>Client Hit Count</b>          | 0                                                                                  |
| <b>VOW Include</b>               | Yes                                                                                                  | <b>VOW Address</b>               | Yes                                                                                |
| <b>VOW AVM</b>                   | Yes                                                                                                  | <b>VOW Comment</b>               | Yes                                                                                |
| <b>Update Date</b>               | 10/9/2025                                                                                            | <b>Status Date</b>               | 9/15/2025                                                                          |
| <b>HotSheet Date</b>             | 9/15/2025                                                                                            | <b>Price Date</b>                | 10/3/2025                                                                          |
| <b>Input Date</b>                | 9/15/2025 12:09 PM                                                                                   | <b>Associated Document Count</b> | 0                                                                                  |
| <b>Realtor.com</b>               | Yes                                                                                                  | <b>Zillow</b>                    | Yes                                                                                |
| <b>Geocode Quality</b>           | Exact Match                                                                                          | <b>Picture Count</b>             | 16                                                                                 |
| <b>Input Date</b>                | 9/15/2025 12:09 PM                                                                                   | <b>Update Date</b>               | 10/9/2025 11:28 AM                                                                 |
| <b>Floor Plans Count</b>         | 0                                                                                                    |                                  |                                                                                    |

## FEATURES

|                       |              |                             |
|-----------------------|--------------|-----------------------------|
| <b>TYPE</b>           | <b>SEWER</b> | <b>TERMS</b>                |
| Commercial Building   | City         | Cash                        |
| <b>OTHER BUILDING</b> | <b>WATER</b> | <b>SHOWING INSTRUCTIONS</b> |
| None                  | City         | Appointment                 |
|                       |              | ShowingTime                 |

## FINANCIAL

|                           |                        |   |
|---------------------------|------------------------|---|
| <b>Board Member of EC</b> | <b>New Split (Y/N)</b> | N |
| <b>Tax ID</b>             | 52-19-06-278-013       |   |

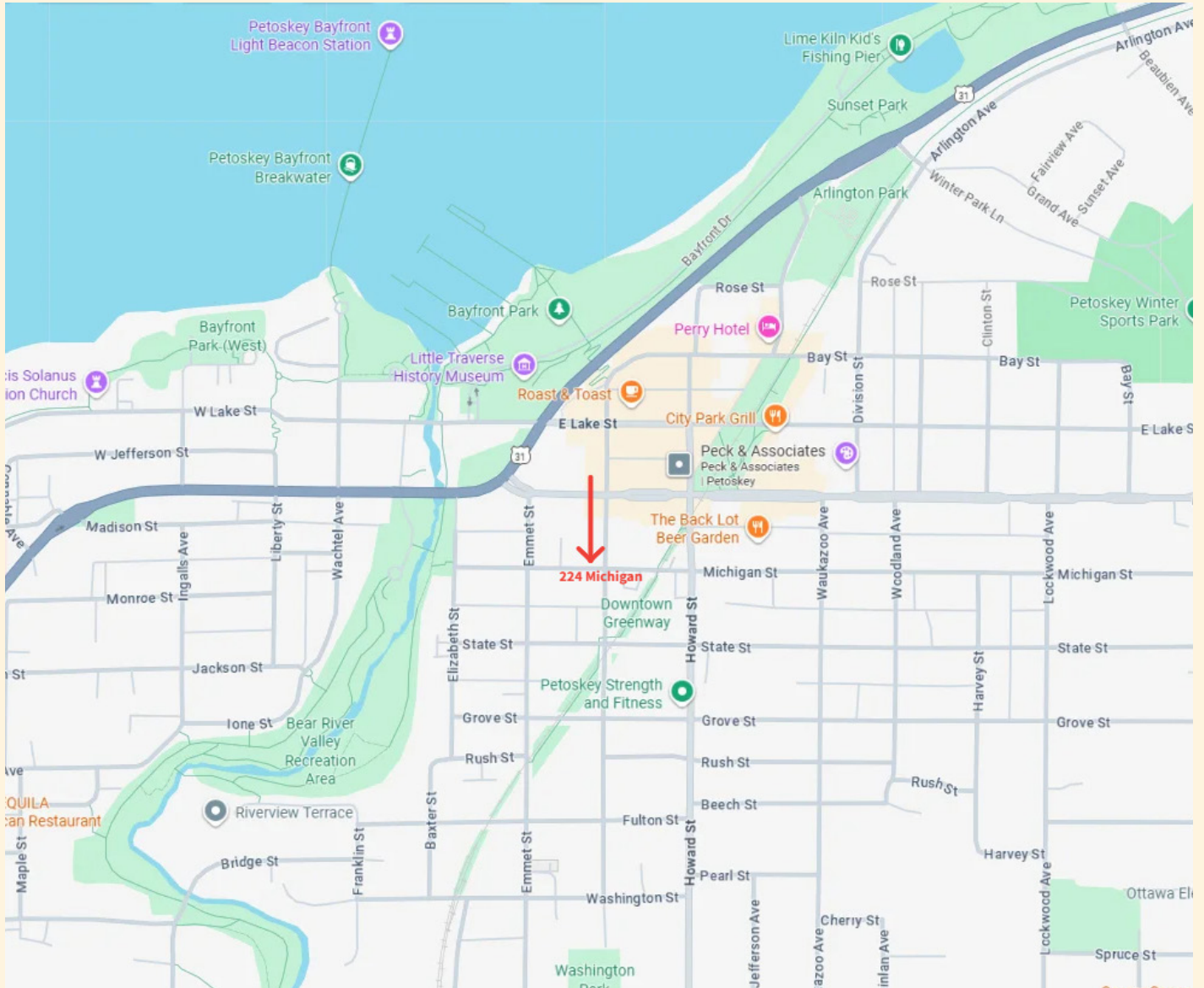
## PUBLIC REMARKS

**Public Remarks** FOR LEASE — Historic Downtown Landmark. A rare opportunity to lease space in one of Petoskey's most recognizable historic buildings , currently undergoing thoughtful restoration for modern use. Located in the heart of downtown Petoskey—steps from shops, dining, and the waterfront—this property offers the perfect blend of history, charm, and functionality. Building Overview: Total Area: 4,189 sq. ft. Main Level: 2,490 sq. ft. Availability: Spring 2026 (delivered as a "white box," ready for your custom finishes) Access: Barrier-free with high vaulted ceilings and abundant natural light Potential Uses: Ideal for offices, creative studios, a theatre or performance venue, event space, medical or wellness facilities, and other commercial uses. Lease Rates: Main Level: \$29 per sq. ft. (subject to final finish level) Lower Level: \$10 per sq. ft. Contact the listing agent for a detailed brochure, floor plans, and leasing information.

## ADDITIONAL PICTURES



# THE LOCATION



1. The Gaslight District, downtown Petoskey, the waterfront and our regional medical center are all “magnets” which attracts lots of people to our wonderful community!
2. The former church at 224 Michigan is located at the edge of the business district with a gigantic parking lot right across the street, free parking on the streets.

## THE OPPORTUNITY

1. The new owners are working on the design for the restoration of this wonderful building.
2. The plan is to create a functional white box of interiors, which can then be adapted and modified by the Lessee as desired.
3. It is the intent to lease the entire building to one entity, but there is a possibility that the lower level could be leased separately, if so desired by the Lessee of the main floor.
4. The load factor based upon national standards would be 137 occupants in the main space with fixed seats and 293 occupants without fixed seats.
5. Lessee will be able to name the building.
6. Owners will provide “white box” which will be finished as needed by the lessee.
7. Sineage on and by the building will be permitted by the Lessee.



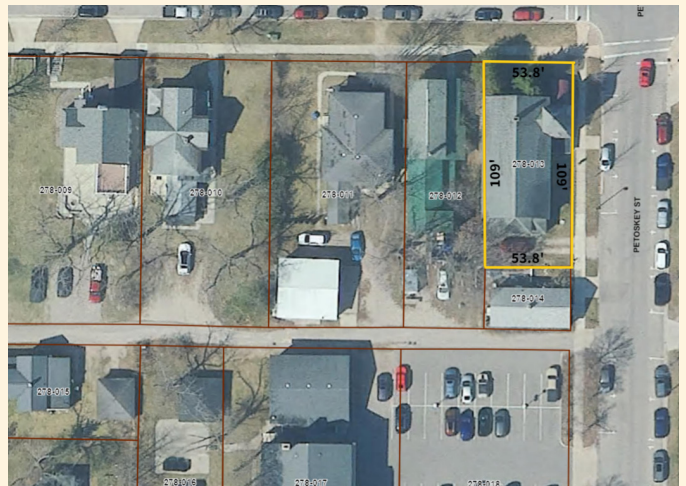
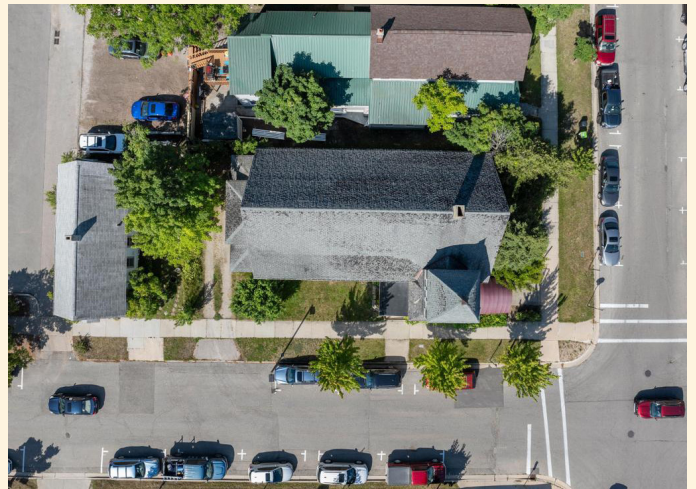
## HIGHEST & BEST USES

1. Performance Space
2. Events...weddings...parties
3. Quality Offices
4. Medical
5. Multi-Family Residential
6. Personal Services
7. Churches



## THE BUILDING HISTORY

1. The Seventh Day Adventist Church is an outstanding example in Petoskey of the Queen Anne church design. The building was erected in 1891 and cost \$6,000 to construct. Queen Anne designs, such as the old Sevent Day Adventist Church, were evidence of America's traditional appreciation of English culture. The dedication of the church took place on Sunday, October 11th, 1891 at 2:30pm.
2. The congregation constructed a bookstore behind the building in later years and eventually opened a school and relocated entirely to Howard Street, vacating the building in the 1960's.
3. The Church of Jesus Christ of Latter-day Saints occupied the building and conducted renovations to modernize it, which included the installation of two restrooms on the basement level. Since the 1990's, the building has been occupied and used as office space.







Rendering of the building once exterior restoration work is finished. Final colors have not been selected.



## TIMETABLE FOR RENOVATION

As for accessibility, we will likely add a ramp to the main entrance, utilizing either the space in the front yard or the east side of the building along the sidewalk, depending on what makes the most sense according to the architects and the building department.

### Exterior:

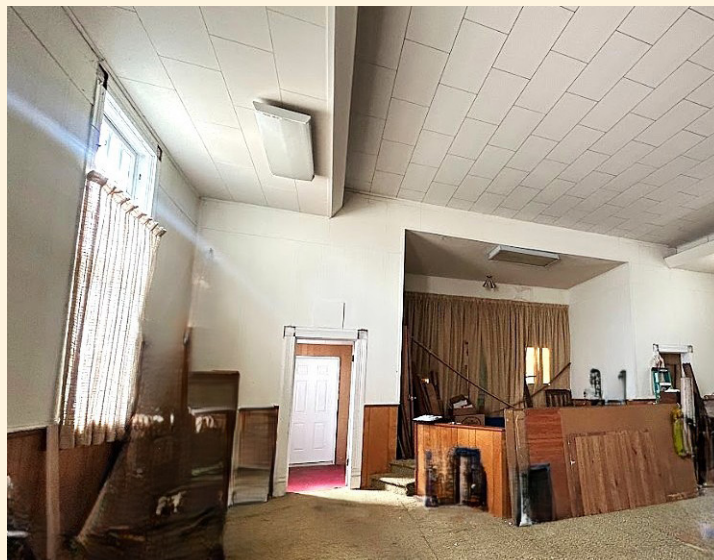
- Siding/trim repair/replacement plus repainting: should be MOSTLY complete before this winter.
- The roof will be replaced either this fall or in the spring.
- Windows will be repaired in phases over the next year.
- Construction of the ramp for accessibility may not start until Spring 2026.

### Interiors:

- Interior demolition to reopen space will begin.
- Build-out for ADA restrooms and getting space to “white box” status by Spring 2026.

## FLOORING

1. Most floors on the main floor are 100% original hardwood.



Main Chapel - Auditorium

## FLOOR PLANS

1. **Note:** all plans are based upon drawings and dimensions that were created by a system utilized by our Photographer. These are NOT architects' plans and the dimensions are estimates.
2. This is a very spacious "Church" space with current ceiling height of 12 feet. It is currently planned to raise that ceiling even higher, up to the the cathedral shape above the current ceiling.
3. The "white box" will include barrier-free restrooms on the main level.
4. Preliminary concepts of Performance and or Events space on the main floor.
5. Preliminary concepts of Executive Office layout on the main floor.
6. Dimensioned plan, current layout of the main floor.
7. Dimensioned plan, current layout of the lower level. **Note:** This area will be renovated, as guidedby the plans of the Lessee.
8. Dimensioned plan Bell Tower. **Note:** Depending on the desires of the Lessee, the stairway to the Bell Tower could be reconfigured in that area and improved for use.



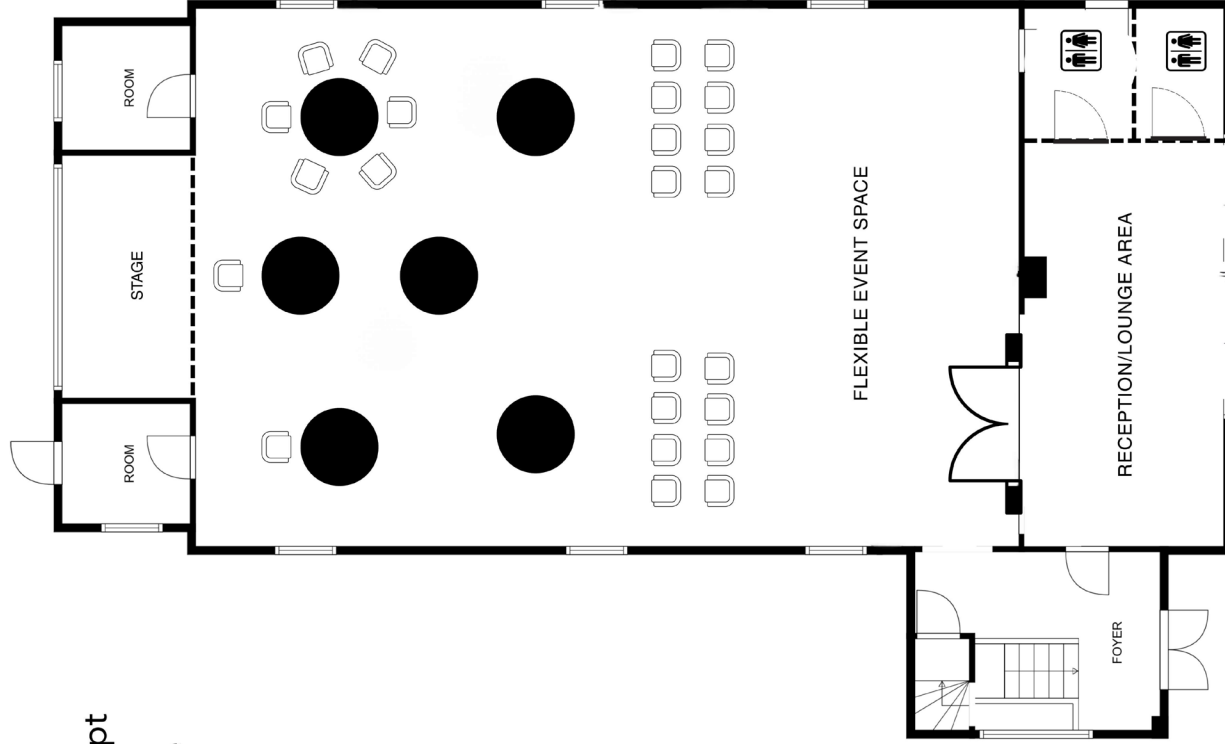
Bell Tower Interior



# PRELIMINARY EVENTS SPACE LAYOUT

## Event Space Floor Plan Concept

Please note these plans are not to scale and are intended for inspiration purposes only.

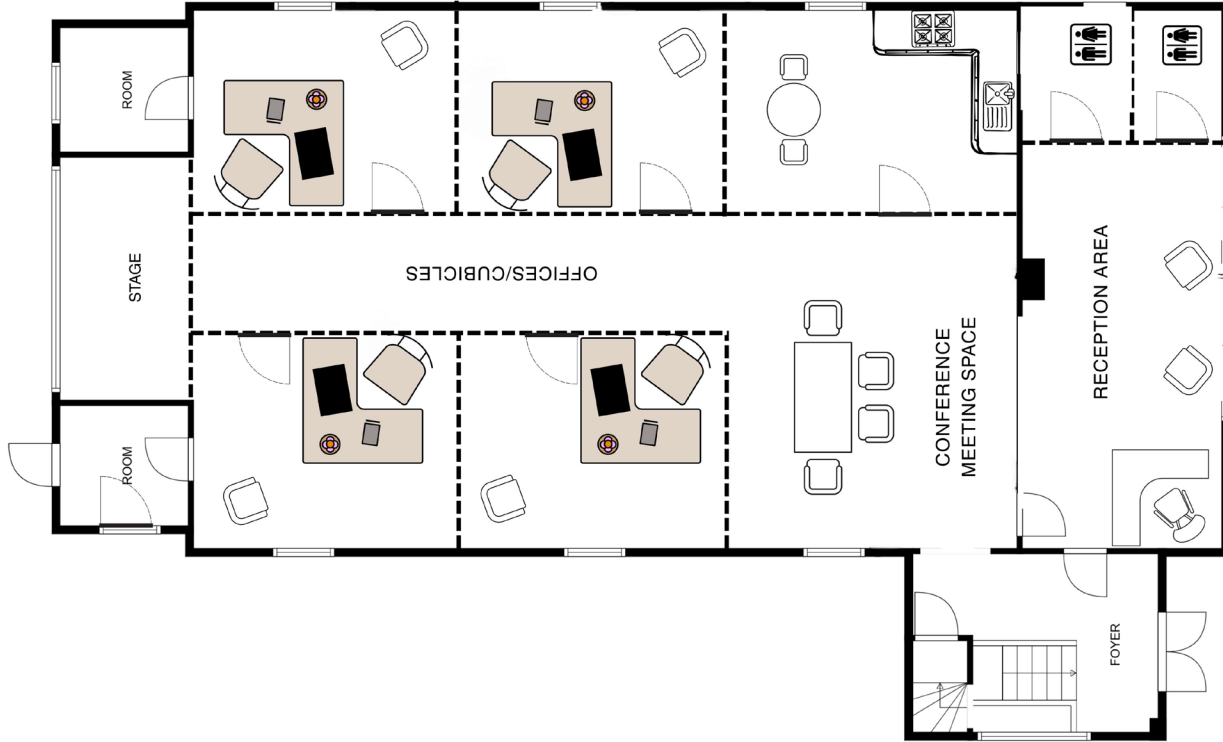


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# PRELIMINARY EXECUTIVE OFFICE LAYOUT

## Office Floor Plan Concept

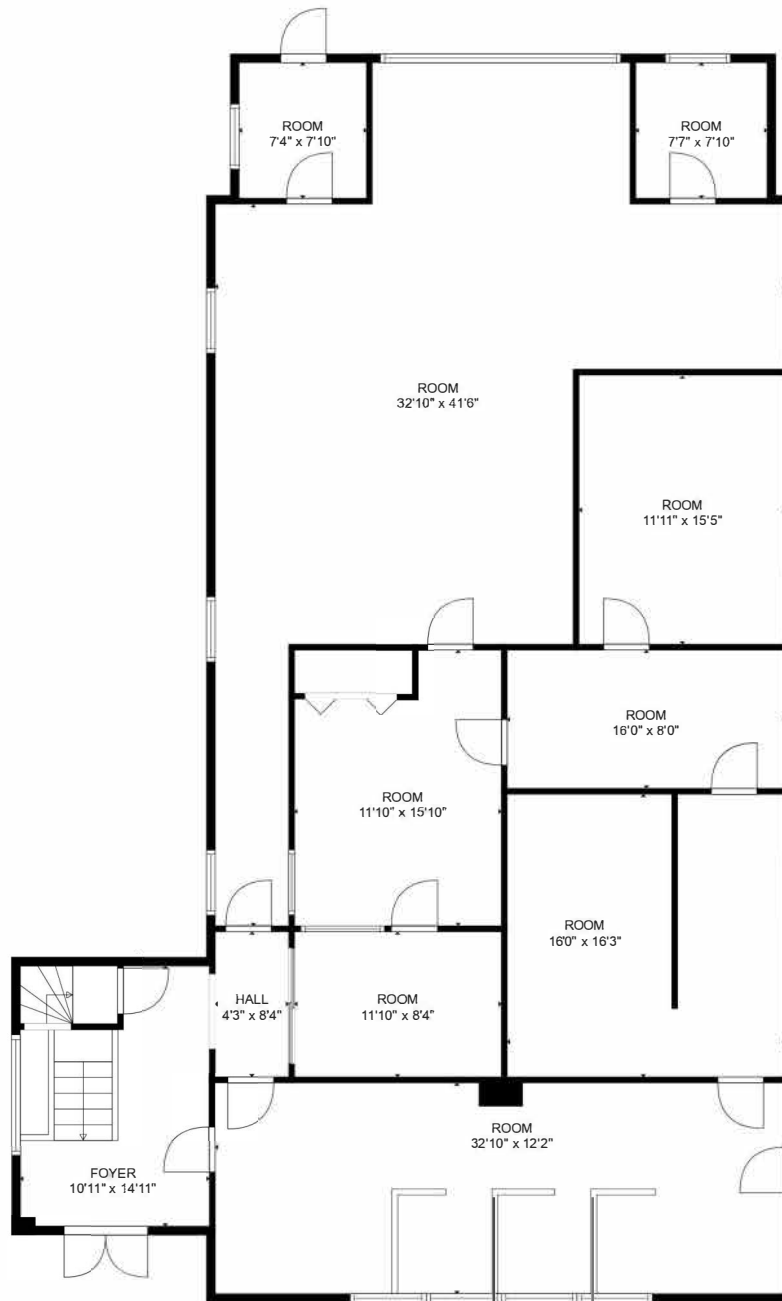
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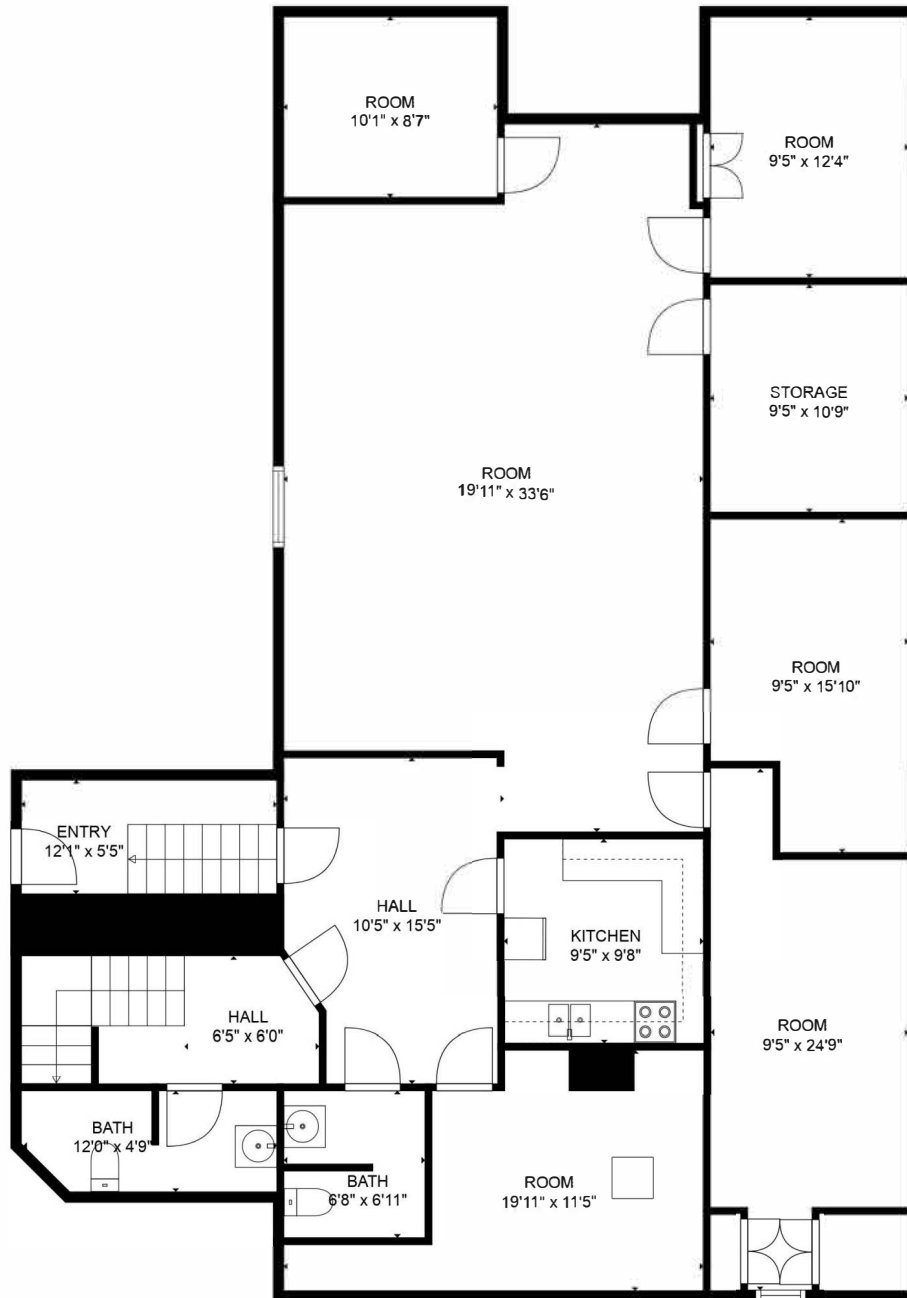
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# CURRENT LAYOUT - MAIN FLOOR

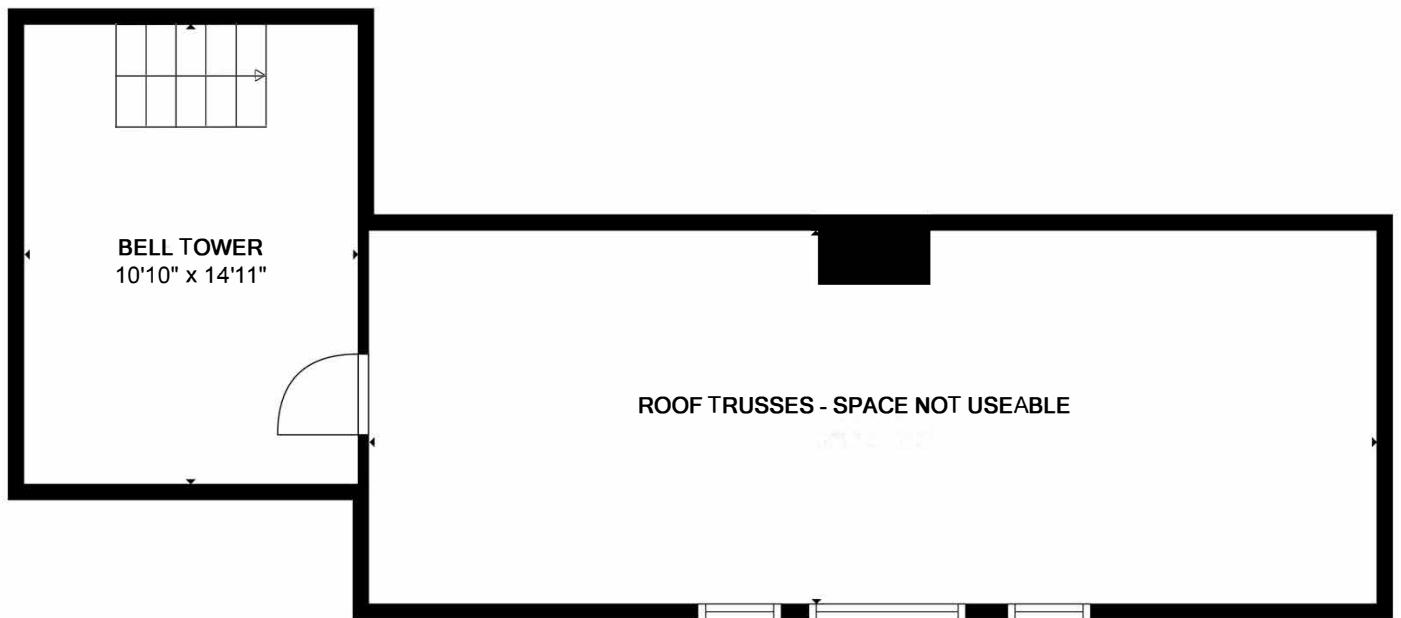


## CURRENT LAYOUT - LOWER LEVEL





# BELL TOWER



## ZONING

1. A wide variety of uses are currently permitted under the zoning ordinance for this area. Additional uses are permitted via special use permit.

What zoning currently allows:

1. O-S OFFICE SERVICE DISTRICT

Sec. 1200. Intent.

The O-S Office Service District is designed to accommodate uses, such as offices, banks, and personal services, which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts.

Sec. 1201. Principal uses permitted.

In an O-S Office Service District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this ordinance:

1. Any residential uses permitted in the RM-2 Multiple-family Residential District. Uses shall be subject to the regulations of the O-S District.
2. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales subject to the limitations contained below in section 1202, Required Conditions.
3. Medical office, including clinics.
4. Banks, credit unions, savings and loan associations, and similar uses; drive-in facilities as an accessory use only.
5. Personal service establishments including barbershops, beauty shops and health salons.
6. Churches.
7. Other uses similar to the above uses.
8. Accessory structures and uses customarily incident to the above permitted



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