

BUILDING FOR SALE / LEASE



Aune Office Complex

5671 N. Skeel Ave, Oscoda, MI.

PROPERTY OVERVIEW:

This property is occupied by the Veteran's Administration as a V.A. Medical facility with additional physician's offices. Major renovations in 2016/2017 on half of the building, most of the other half of the building is occupied leaving space in like new condition. Ample parking and several entrance locations make for a variety of build out scenarios.

BUILDING SQFT:

99,614

ACREAGE:

6.6

ZONING:

**WB3-Wurtsmith
Business District**

PARCEL #:

066-028-200-050-00

066-028-200-059-00

Sale Price: \$899,000



Todd Dickerson

Economic Improvement Director
989.305.8290
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ELECTRICITY/POWER:
Consumer's Energy

WATER/SEWER:
Oscoda Township

COMMUNICATIONS:
Charter

NATURAL GAS:
DTE Energy



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Oscoda By The Numbers



LOCATION:



POPULATION:

| Statistics | Oscoda Twp | Iosco County | Michigan |
|---------------------------------|------------|--------------|------------|
| Population - 2019 | 6,844 | 25,269 | 10,097,897 |
| Population - 2024 | 6,787 | 25,058 | 10,233,588 |
| Average Household Income - 2019 | \$57,243 | \$57,546 | \$78,237 |
| Median Age - 2019 | 54.8 | 54.7 | 40.4 |
| Average Home Value - 2019 | \$96,288 | \$102,402 | \$172,136 |

EMPLOYMENT BY INDUSTRY:

| Industry | Percent | Occupation | Percent |
|-------------------------------|---------|---------------------------------|---------|
| Agriculture/Mining | 1.7% | White Collar | 36.6% |
| Construction | 4.9% | Management/Business/Financial | 11.1% |
| Manufacturing | 21.1% | Professional | 10.1% |
| Wholesale Trade | 1.3% | Sales | 6.6% |
| Retail Trade | 8.8% | Administrative Support | 8.8% |
| Transportation/Utilities | 14.3% | Blue Collar | 43.4% |
| Information | 0.5% | Farming/Forestry/Fishing | 1.4% |
| Finance/Insurance/Real Estate | 4.0% | Construction/Extraction | 6.8% |
| Services | 39.2% | Installation/Maintenance/Repair | 13.4% |
| Public Administration | 4.3% | Production | 13.9% |
| | | Transportation/Material Moving | 7.9% |
| | | Services | 20.0% |

EDUCATIONAL ATTAINMENT:

Graduate/
Professional Degree

7.0%

Bachelor's Degree

13.5%

Associate's Degree

7.8%

Some College,
No Degree

25.4%

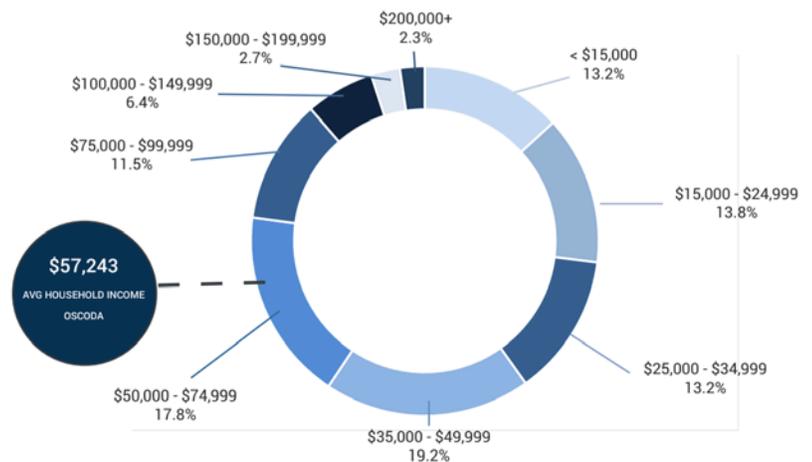
GED/Alternative
Credential

3.3%

High School Diploma

29.7%

AVERAGE HOUSEHOLD INCOME:



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