

## EXECUTIVE SUMMARY

**Riviera Motel**  
**520 North Huron**  
**Mackinaw City, MI 49701**



### Property

**Description:** The property is located along the north shore of Lake Huron and has a one of a kind panoramic view of the Mackinaw Bridge and Mackinac Island. Surrounded by state and city parks. Next door to the old Mackinac Point Lighthouse. The building is a two story, 24 room motel with owners' residence consisting of a living room, kitchen, full bath, 2 bedrooms. Outdoor heated pool, carport and large parking area. Lot size 100'x 219'x130', approximately 18,741 sq. ft., including 129' of State Park Lake Huron frontage with views of the Straits of Mackinac.

### Market

**Area:** Mackinaw City is the perfect vacation destination at the base of the Mackinaw Bridge on the shores of the Straits of Mackinac, where the Great Lakes Huron and Michigan meet. This beautiful area of Mackinaw City boasts fantastic views of the Straits of Mackinaw, Mackinac Island, and the Mackinac Bridge. Mackinaw City is rich in history and four state parks preserve Mackinaw City's heritage. The Riviera Motel is accessible regionally via Interstate 75, and regionally via Nicolet Street and North Huron Avenue.

### Asking

**Price:** \$1,100,000 Cash

### Contact:

Gary Smith or Meril Dean at (231) 941-1777. Do not contact the management or staff of the hotel. SMITH DEAN BURGETT is the owner's exclusive agent for this confidential listing.

The information contained herein and contained in any supplemental documents has been furnished by the Seller or Seller's representatives. The submitting broker is not responsible for misstatements of facts, errors, omissions, or withdrawal of the property from the market without notice. Prospective purchasers are urged to perform their own due-diligence. **SMITH DEAN BURGETT** is the seller's agent and will be compensated by the seller.