POLK ROAD SITE
3850 West Polk Road

NARRATIVE
Class A Commercial exposure on Polk Road entrance to Hart, MI - 1 mile east of US 31 expressway. Directly adjacent to the Hart-Montague Rail Trail and located in the center of the Polk Road business strip of restaurants, grocery and convenience stores, gas stations, banks, etc. (per listing).

ACREAGE & STATUS
1.7 acres, Vacant land

LISTING AGENT
Sue Payne, Coldwell Banker
(231) 730.8195

CITY OF HART CONTACT
Lynne Ladner, City Manager
(231) 923.3546

ZONING
B-2, General Business District, Commercial Corridor Overlay

FUTURE LAND USE
Regional Commercial Corridor

UTILITIES
Electric: Hart Hydro  Gas: DTE Energy
Water: City of Hart  Sewer: City of Hart

$139,000
US-31 INTERCHANGE
4314 West Polk Road

NARRATIVE
Class A Commercial exposure on Polk Road - directly adjacent to US-31 interchange. Large frontage and parcel shares boundary with existing restaurant and gas station.

ACREAGE & STATUS
17.8 acres, Vacant land

LISTING AGENT
Sue Payne, Coldwell Banker
(231) 730.8195

CITY OF HART CONTACT
Lynne Ladner, City Manager
(231) 923.3546

ZONING
B-2, General Business District, Commercial Corridor Overlay

FUTURE LAND USE
Regional Commercial Corridor and Industrial

UTILITIES
Electric: Hart Hydro  Gas: DTE Energy
Water: City of Hart  Sewer: City of Hart
HART INDUSTRIAL PARK
Spencer Farm Drive

NARRATIVE
Site available in the Hart Industrial Park. All properties have easy access to Polk Road and US-31.

ACREAGE & STATUS
Approximately 3.5 acres; Vacant land

CITY OF HART CONTACT
Lynne Ladner, City Manager
(231) 923.3546

ZONING
D-2, Industrial Park

FUTURE LAND USE
Industrial

UTILITIES
Electric: Hart Hydro
Gas: DTE Energy
Water: City of Hart
Sewer: City of Hart

CITY OF HART
Oceana County, Michigan
CENTRAL HART INDUSTRIAL AREA
Hart Street

NARRATIVE
Multiple sites available in the Central Hart Industrial Area. All properties have quick access to Polk Road and US-31. Sites are largely vacant with some redevelopment potential.

ACREAGE & STATUS
Acreages vary, Vacant land

CITY OF HART CONTACT
Lynne Ladner, City Manager
(231) 923.3546

ZONING
D-1, Industrial District

FUTURE LAND USE
Industrial

UTILITIES
Electric: Hart Hydro
Gas: DTE Energy
Water: City of Hart
Sewer: City of Hart
**NARRATIVE**
Small underutilized commercial building and property located on the primary thoroughfare into Downtown Hart. Neighboring vacant properties may also be available.

**ACREAGE & STATUS**
2.5 acres, Vacant commercial building

**CITY OF HART CONTACT**
Lynne Ladner, City Manager  
(231) 923.3546

**ZONING**
B-2, General Business District, Commercial Corridor Overlay

**FUTURE LAND USE**
General Commercial

**UTILITIES**
Electric: Hart Hydro  
Gas: DTE Energy  
Water: City of Hart  
Sewer: City of Hart
NARRATIVE
Historic industrial building opportunity on the southeast side of the City. The building previously housed the Hart Division of Silver Mill Frozen Foods. Located with easy access to Polk Road and US-31. Excellent restoration or redevelopment opportunity!

ACREAGE & STATUS
2.65 acres, Vacant industrial building

CITY OF HART CONTACT
Lynne Ladner, City Manager
(231) 923.3546

ZONING
D-1, Industrial District

FUTURE LAND USE
Industrial

UTILITIES
Electric: Hart Hydro
Gas: DTE Energy
Water: City of Hart
Sewer: City of Hart

CITY OF HART
Oceana County, Michigan
WALKER'S RESTAURANT & HOME
219 and 227 E. Main Street

NARRATIVE
Existing retail/restaurant building and historic home available located off of Main Street in Downtown Hart. Both properties are situated just steps away from multiple restaurants, the Hart Lake waterfront, and Hart Commons. On-street parking and off-street parking is available.

ACREAGE & STATUS
Vacant buildings

CITY OF HART CONTACT
Lynne Ladner, City Manager
(231) 923.3546

ZONING
B-1, Central Business District

FUTURE LAND USE
Downtown Commercial and Mixed Use

UTILITIES
Electric: Hart Hydro  Gas: DTE Energy
Water: City of Hart  Sewer: City of Hart
STEVENS BUILDING
53 and 55 S. State Street

NARRATIVE
Two commercial store fronts in downtown Hart with 4 rental units on the second floor. One store front currently leased, the other is available for lease. Both properties are situated just steps away from multiple restaurants, the Hart Lake waterfront, and Hart Commons. On-street parking is available along with a nearby public parking lot.

ACREAGE & STATUS
0.13 acres; Partially-vacant mixed-use (residential and commercial) building

LISTING AGENT
Brad Alexander, Greenridge Realty
(231) 924.0400

CITY OF HART CONTACT
Lynne Ladner, City Manager
(231) 923.3546

ZONING
B-1, Central Business District

FUTURE LAND USE
Downtown Commercial and Mixed Use

UTILITIES
Electric: Hart Hydro
Gas: DTE Energy
Water: City of Hart
Sewer: City of Hart

$130,000
FORMER AFC SITE
109 E. Main Street

NARRATIVE
Existing one-story commercial building located on Main Street in historic Downtown Hart. This property is perfectly situated within Hart’s thriving commercial retail district and is just a few feet away from Hart Lake waterfront, city parks, and nearby charming neighborhoods. A city-owned off-street parking lot is located adjacent to the site while on-street parking is also available in the vicinity.

ACREAGE & STATUS
0.08 acres; Vacant commercial building

CITY OF HART CONTACT
Lynne Ladner, City Manager
(231) 923.3546

ZONING
B-1, Central Business District

FUTURE LAND USE
Downtown Commercial and Mixed Use

UTILITIES
Electric: Hart Hydro
Water: City of Hart
Gas: DTE Energy
Sewer: City of Hart