

248 South Huron Ave.

MACKINAW  
CROSSINGS

Mackinaw City, Michigan

The Gateway to World-Famous Mackinac Island, Michigan!

# AUCTION

MONDAY, AUGUST 7TH at 6:00 PM

**10.8± Acre (96,000± s.f.) Shopping and Entertainment Complex**

- 20,000± s.f. State-of-the-Art "Live Theater" • Fully-Equipped Historic Depot Restaurant •
- 49 Retail Store Fronts with 90% Occupancy • On-Site Parking & Additional Parking on Central Ave.

**14 Store Units Offered ABSOLUTE to the Highest Bidder!**

Make your arrangements now, and plan to attend this truly **RARE OPPORTUNITY** that only comes along once in a lifetime!

MAPS & DIRECTIONS

...how to find us



*Mackinaw City is the premiere summer vacation destination in Northern Michigan.*

*Don't miss this first-time offering of retail condominium space in the heart of Mackinaw City.*

DIRECTIONS TO AUCTION SITE: From Interstate 75, take exit 338 in Mackinaw City. Turn left (north) onto Mackinaw Highway (SR-108). Proceed north on Mackinaw Highway 1/10 mile to Sheplers Drive. Turn right (east) onto Sheplers Drive and proceed to Mackinaw Crossings, on the right.

Nearest Airport: Pellston Regional Airport (PLN)

Terms: 10% deposit day of sale. Balance due at closing on October 1, 2006. 10% buyer's premium.

For further information or to be placed on our email mailing list:

**800-257-4161**

www.higgenbotham.com • email: auction@higgenbotham.com

IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this flyer/brochure was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own information, judgement, and inspection of the property and records. All announcements from the Auction block take precedence over any printed or advertised material. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All acreages, measurements, & other figures described in this brochure are approximate and therefore not necessarily to scale. Not responsible for accidents or injuries. 060807 Produced by Brenmar Advertising, Inc. (863)644-6687

## AUCTION SUMMARY

Presenting a rare opportunity that comes along once in a lifetime... the jewel of retail/entertainment condominium space in the Mackinaw community. Mackinaw Crossings is Michigan's top vacation wonderland, with a charming Victorian-style village of shops, restaurants, and state-of-the-art entertainment facilities.

Surrounded by beauty and rich heritage, this area benefits from 2.5 million visitors per year. Situated on 10.8± acres at the foot of the famed Mackinaw bridge, Mackinaw Crossings is the gateway to world-famous Mackinac Island.

The union of a perfect location and the creation of a Victorian inspired village, crafted with the most intricate detail, provides shopping, dining, and entertainment that one must experience to appreciate. Sidewalk performers stroll throughout the charming village and are at the top of their league, from dancers and musicians to caricature artists and more! A nightly laser light show adds a new dimension of entertainment for young and old alike.

**Only at Mackinaw Crossings does such an opportunity for investment and development exist!**

- Mackinaw Theater: This 830-seat live performance theater contains 20,000± s.f. with a state-of-the-art sound and light system. "The Mack" has been host to numerous stage productions and national music legends
- "Historic Depot Restaurant" - Located in the original century-old train depot, this fully-equipped popular restaurant seats 132, with full-service dining inside and on its exterior courtyard. Full bar service is available. This will be sold as a turnkey operation.
- 49 Prime Retail Shopping Spaces with square footage ranging from 460± s.f. to 2,634± s.f. 90% of all retail space is occupied with quality tenants, producing excellent rental income. 14 of these units will be offered absolute. The remaining will be offered subject to the seller's confirmation.

To receive a bid packet with in-depth information, please contact us at:

**800-257-4161**

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Where unique shopping,  
unforgettable dining and 1st Class  
Entertainment comes together!

MACKINAW  
CROSSINGS



Gateway to "World-Famous" Mackinac Island

# AUCTION

MACKINAW CITY, MICHIGAN

SALE ON SITE: 6:00 PM • MONDAY, AUGUST 7TH

PREMIER "VICTORIAN STYLE" SHOPPING AND ENTERTAINMENT COMPLEX  
IN A RETAIL CONDOMINIUM FORMAT:

- HISTORIC DEPOT RESTAURANT
- LIVE PERFORMANCE THEATER
- SPECIALITY SHOPS & DINING

IN THE HEART OF MICHIGAN'S PREMIER VACATION DESTINATION!



**FIRST TIME OFFERING!**

**14 Units offered ABSOLUTE to the last and highest bidder, regardless of price!  
No Minimums! No Reserves!**



1666 Williamsburg Square, Lakeland, FL 33803  
M.E. Higgenbotham, CAI



**800-257-4161**

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email: auction@higgenbotham.com

# AUCTION

6:00 PM • MONDAY, AUGUST 7TH  
SALE ON SITE, IN THE THEATRE

*Mackinaw Crossings is a unique Village-Style shopping center located in the heart of Michigan's premier summer vacation destination.*

*Adjacent to Shepler's Mackinac Island Ferry Service and Central Avenue, Mackinaw Crossings provides its tenants with an unparalleled traffic flow and numerous attractions.*

*Mackinaw Crossings boasts a state-of-the-art Live Theater seating 830, providing entertainment for patrons of all ages each season.*

*Additionally, the Historic Depot is located in an actual Railroad Depot, circa 1900 and has a seating capacity of 132.*

*Mackinaw Crossings is pleased to announce this first-time offering of this premier commercial facility. Whether you are looking for investment potential or for a prime retail location, don't miss this opportunity to purchase at auction... where you determine the price!*

## Historic "Depot Restaurant"

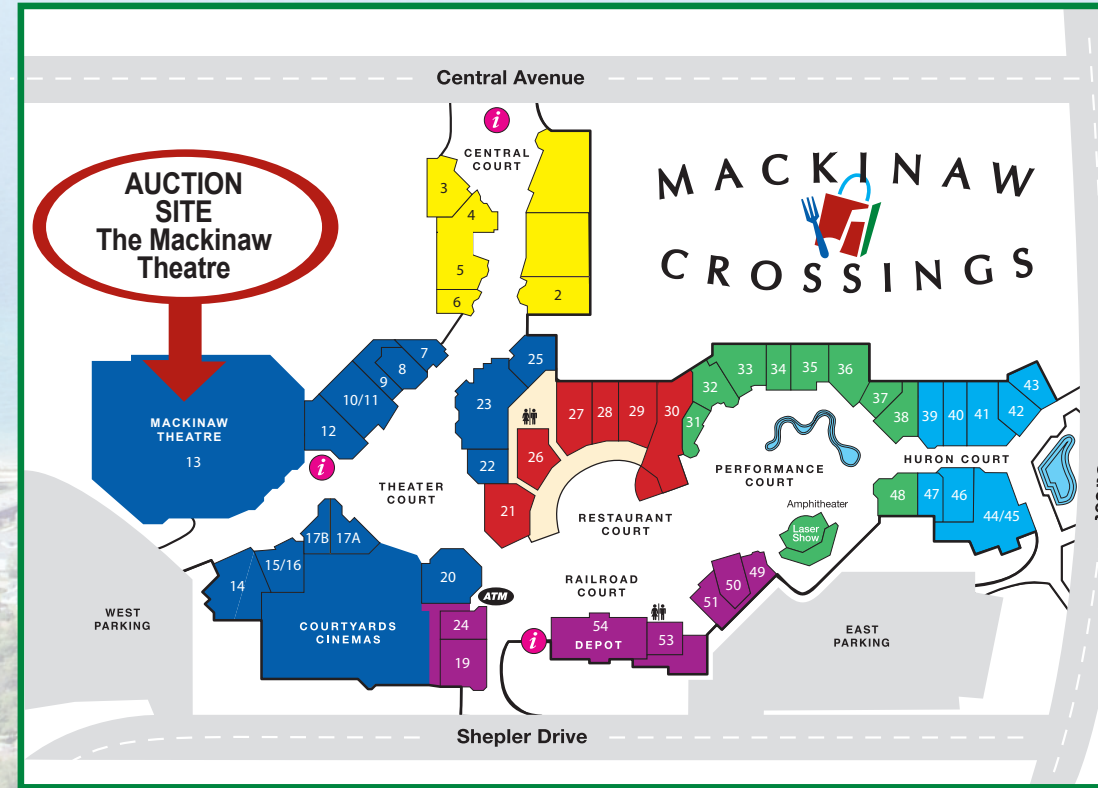


Imagine the perfect investment...  
Now imagine it at your price!

This outstanding restaurant is located in the actual Railroad Depot Building constructed around 1900. This full-service restaurant and bar features 1,718± s.f. indoors, and 1,022± s.f. outdoors, for a dining capacity of 132. This entire restaurant is being sold turnkey, with real estate, equipment, fixtures and resort liquor license.

Step foot onto the cobblestone pathways within the quaint Victorian-style architecture, complete with sparkling fountains, for a true fantasy-filled dining experience. All at the foot of the Mackinaw Bridge, where else could you find such an opportunity?

49 PRIME RETAIL CONDOMINIUM SPACES. 14 SPACES OFFERED ABSOLUTE!



Unit 2: 1,200± s.f.	LEASED	Unit 20: 1,980± s.f.	LEASED	Unit 37: 780± s.f.	LEASED
Unit 3: 1,280± s.f.	LEASED	Unit 21: 1,690± s.f.	LEASED	Unit 38: 1,000± s.f.	LEASED
Unit 4: 850± s.f.	LEASED	Unit 22: 1,000± s.f.	LEASED	Unit 39: 1,040± s.f.	LEASED
Unit 5: 1,150± s.f.	LEASED	Unit 23: 2,634± s.f.	VACANT	Unit 40: 800± s.f.	VACANT
Unit 6: 600± s.f.	LEASED	Unit 24: 900± s.f.	LEASED	Unit 41: 1,500± s.f.	VACANT
Unit 7: 674± s.f.	LEASED	Unit 25: 1,200± s.f.	LEASED	Unit 42: 800± s.f.	LEASED
Unit 8: 977± s.f.	LEASED	Unit 26: 1,200± s.f.	LEASED	Unit 43: 850± s.f.	VACANT
Unit 9: 657± s.f.	LEASED	Unit 27: 1,500± s.f.	LEASED	Unit 44: 1,700± s.f.	LEASED
Unit 10: 1,273± s.f.	VACANT	Unit 28: 1,000± s.f.	LEASED	Unit 45: 1,000± s.f.	LEASED
Unit 11: 674± s.f.	VACANT	Unit 29: 1,500± s.f.	VACANT	Unit 46: 1,000± s.f.	LEASED
Unit 12: 1,550± s.f.	LEASED	Unit 30: 1,500± s.f.	VACANT	Unit 47: 760± s.f.	LEASED
Unit 13: 19,730± s.f.	LEASED	Unit 31: 600± s.f.	LEASED	Unit 48: 1,060± s.f.	LEASED
Unit 14: 1,220± s.f.	LEASED	Unit 32: 900± s.f.	LEASED	Unit 49: 855± s.f.	LEASED
Unit 15: 1,150± s.f.	LEASED	Unit 33: 1,200± s.f.	LEASED	Unit 50: 1,190± s.f.	LEASED
Unit 16: 1,345± s.f.	LEASED	Unit 34: 680± s.f.	LEASED	Unit 51: 1,215± s.f.	LEASED
Unit 17: 1,650± s.f.	LEASED	Unit 35: 1,030± s.f.	LEASED	Unit 53: 460± s.f.	VACANT
Unit 19: 1,440± s.f.	LEASED	Unit 36: 1,170± s.f.	LEASED	Unit 54: 1,718± s.f.	LEASED

PARCELS SHADED IN RED WILL BE OFFERED ABSOLUTE!

\* square footages are approximate



## Mackinaw Theater



## State-of-the-Art Live Production Theater

This stunning live theater debuted in 1998, bringing northern Michigan a state-of-the-art performance venue. "The Mack" continues to provide exciting entertainment and seats up to 830 patrons. With 20,000± square feet, "The Mack" affords audiences an excellent site line and a true sense of intimacy with the performers, featuring state-of-the-art sound systems and sophisticated lighting.

The facility has endless possibilities for the investor due to its enormous size and potential for conversion, if so desired.



*Preview this Unique Property:  
Monday, July 24th  
from 10:00 AM - 4:00 PM  
Tuesday, July 25th  
from 10:00 AM - 4:00 PM*