

MAV Railroad & Schrader's Railroad ...

Presented by
Coldwell Banker Schmidt

230 S. Abbe Road, Fairview, MI 48621



MAV Railroad & Schrader's Railroad Catalog

230 S. Abbe Road, Fairview, MI 48621

Property Details

Established in 1978, Schrader Enterprises, Inc. is a privately held company primarily engaged in the business of Mail Order retail sales and operates under the trade name of Schrader's Railroad Catalog. Schrader's Railroad Catalog and "MAVRR" offer a unique grouping of assets and land that will provide an immediate revenue stream in a well-established market with existing and loyal repeat customers. Given the consistent, profitable history of the Catalog over the past 20+ years, its solid market value will allow a purchaser to immediately pull at least 4% to 6% response rate. Michigan AuSable Valley Railroad "MAVRR" is a working railroad which provides passenger rides through the beautiful scenic landscape of Northern Michigan. A stable company with a loyal customer base, it has been in business since 1997. The company is part of Schrader Enterprises, Inc., a Michigan Corporation. The "MAVRR" and Schrader's Railroad Catalog assets have been fairly and carefully analyzed internally and by outside industry experts using quantitative methods and industry standards.

Price: \$995,000

- Schrader's Railroad Mail Order Catalog provides an immediate income stream.
- Freight House, Office & Warehouse Building. Custom Garage, Shipping & Receiving.
- "MAVRR" A working 1/4 Scale Railroad. Offering an 18 Minute 1.5 Mile Rail Adventure.
- Featureing a 115' Tunnel, 220' and 100' Wooden Trestles, and Much More.
- 40 Beautiful Rolling Acres Located in the Huron National Forest.
- See Attached Offering Memorandum for full details.

View the full listing here: <http://www.crelisting.net/RuS5jHE9Q/?StepID=107>

Price:	\$995,000
Building Size:	8,492 SF
Price/SF:	\$117.17
Property Type:	Special Purpose
Property Sub-type:	Special Purpose (Other)
Property Use Type:	Business For Sale
Lot Size:	40 AC

MAV Railroad & Schrader's Railroad Catalog

230 S. Abbe Road, Fairview, MI 48621

Location



Location Description

The Michigan AuSable Valley Railroad and Schrader's Railroad Catalog Corporate Office is located near the AuSable River in Jack Pine country offering its visitors a unique, relaxing 18 minute rail adventure that travels through a Jack Pine forest, the Huron National Forest and overlooks the beautiful Comins Creek Valley.

MAV Railroad & Schrader's Railroad Catalog

230 S. Abbe Road, Fairview, MI 48621

Property Photos



Hudson Steam Locomotive at Victorian Station



Diesel Engine with 2 custom F-7's

MAV Railroad & Schrader's Railroad Catalog

230 S. Abbe Road, Fairview, MI 48621

Property Photos



Steam Engine



Railroad Station & Gift Shop

MAV Railroad & Schrader's Railroad Catalog

230 S. Abbe Road, Fairview, MI 48621

Property Photos



Ticket Station



Gift Shop

MAV Railroad & Schrader's Railroad Catalog

230 S. Abbe Road, Fairview, MI 48621

Property Photos



Railroad Crossing and Water Tower



Track through the Forest

MAV Railroad & Schrader's Railroad Catalog

230 S. Abbe Road, Fairview, MI 48621

Property Photos



Stop at the Cabin in the Forest



Stretch of Track

MAV Railroad & Schrader's Railroad Catalog

230 S. Abbe Road, Fairview, MI 48621

Property Photos



115' Tunnel



Tunnel

MAV Railroad & Schrader's Railroad Catalog

230 S. Abbe Road, Fairview, MI 48621

Property Photos



A view of the Valley



Diesel on the Trestel

MAV Railroad & Schrader's Railroad Catalog

230 S. Abbe Road, Fairview, MI 48621

Property Photos



View of Valley and Trestle



220' Wooden Trestle

MAV Railroad & Schrader's Railroad Catalog

230 S. Abbe Road, Fairview, MI 48621

Property Photos



Engine House



Freight House

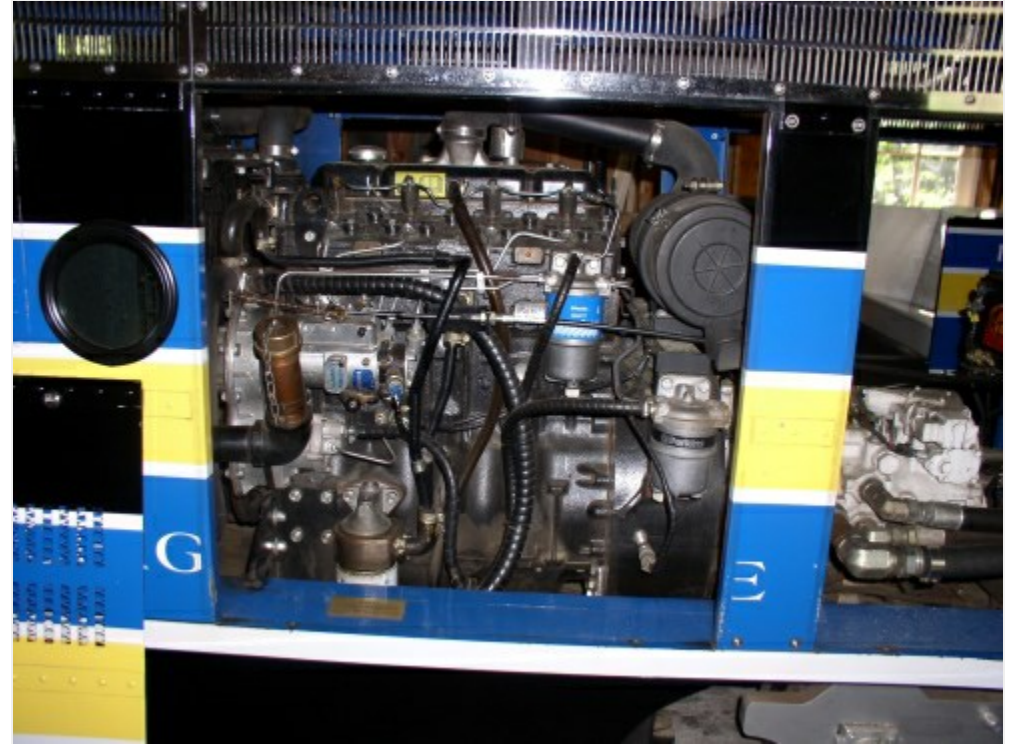
MAV Railroad & Schrader's Railroad Catalog

230 S. Abbe Road, Fairview, MI 48621

Property Photos



Cab of Engine



Engine

MAV Railroad & Schrader's Railroad Catalog

230 S. Abbe Road, Fairview, MI 48621

Property Photos



Manager's Quarters



MAV Railroad & Schrader's Railroad Catalog

230 S. Abbe Road, Fairview, MI 48621

Property Photos



Office and Warehouse



Office

MAV Railroad & Schrader's Railroad Catalog

230 S. Abbe Road, Fairview, MI 48621

Property Photos



Office



Office

MAV Railroad & Schrader's Railroad Catalog

230 S. Abbe Road, Fairview, MI 48621

Property Photos



Call Center



Shipping and Receiving

MAV Railroad & Schrader's Railroad Catalog

230 S. Abbe Road, Fairview, MI 48621

Property Photos



Shipping and Receiving



Warehouse

MAV Railroad & Schrader's Railroad Catalog

230 S. Abbe Road, Fairview, MI 48621

Property Photos



Warehouse



Warehouse

MAV Railroad & Schrader's Railroad Catalog

230 S. Abbe Road, Fairview, MI 48621

Property Photos



Lunchroom



Aerial

MAV Railroad & Schrader's Railroad Catalog

230 S. Abbe Road, Fairview, MI 48621

Broker Profile



Ruth Clemens

Active Real Estate Broker in Houghton Lake, Michigan since 1989. Broker and Manager of the Houghton Lake Office for over 20 years. Specialist in Commercial and High-End Residential Brokerage. Member of Michigan Commercial Board of Realtors; Member of National Association of Realtors; Member of Michigan Association of Realtors; Member of Coldwell Banker World Wide Commercial Network; Member of Paul Bunyan Board of Realtors; Member of Rosco Multi-Listing Service; Member of Board of Directors for Houghton Lake Chamber of Commerce; Member of Board of Directors for Roscommon County Economic Development Corporation. Prior positions held: Roscommon County Director for Paul Bunyan Board of Realtors; Professional Standards Committee Chair for Paul Bunyan Board of Realtors; Denton Township Planning Commission; Advisory Committee for Roscommon County Community Foundation; M-55 Beautification and Improvement Committee. Specializing in Commercial Real Estate Marketing, Golf Course Communities, Waterfront Properties and High-end Homes. Designations: GRI, ABR,

ruth.clemens@cbgreatlakes.com
(888) 843-7469
License: 6503369109

Coldwell Banker Schmidt

1244 W. Houghton Lake Drive
Houghton Lake, MI 48629

Current Occupation:	Real Estate Broker
Work Experience:	Active Real Estate Broker in Houghton Lake, Michigan since 1989. Broker and Manager of the Houghton Lake Office for over 20 years. Specialist in Commercial and High-End Residential Brokerage.
Organizations/Associations:	LoopNet, Inc., International Council of Shopping Centers (ICSC)
Website:	http://www.ColdwellBanker-CommercialProperty.com