

# The MARINER NORTH



If you seek a Five Star Wilderness Resort....choose the Mariner North and  
look around you.

## Business Profile

The Mariner North Resort  
255 Gratiot (US 41)  
Copper Harbor, Michigan

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## The Mariner North Resort – A five star wilderness resort located in the heart of an emerging real estate sanctuary



The Mariner North holds a very large place as the premier hospitality center in the history of Copper Harbor. First established in the 1920's, it was called the

Pontiac and was a thriving Inn/ Restaurant/ Bar as Copper Harbor launched its tourism era into a summer resort community with the shuttle service on the Copper Queen to Isle Royale National Park and the establishment of Fort Wilkins State Park.

Over 40 years later it changed hands and became known as the Keweenaw Inn North. The fresh air, gorgeous scenery, and the draw of Lake Superior made Copper Harbor a natural escape from the city confines. In 1977 Don and Peg Kauppi bought The Keweenaw Inn and renamed it "The Mariner North".

The early days of The Mariner involved the development of the snowmobile program to assist Copper Harbor in its goal as a year round tourism destination area. In the early 1980's a first floor addition almost doubled the size of the Mariner building and 9 new motel rooms were added to the second story. This progress was fairly short lived as a fire occurring in 1991 completely destroyed the entire Mariner complex.

In 1994, the main Lodge of the Mariner North was completely rebuilt and reopened by Peg and Don. In the following two years, the cabins, game room, and four unit motel were built. The nine unit, two story motel was built in 2001 to complete the Mariner North Resort as it operates today.

## The Mariner North offers a true Four Seasons of fun:

Winter: Snowmobiling, cross country skiing, and snow shoeing in fresh snow on groomed trails. We get in the range of 300" of snow each year. Some of the most challenging skiing and snowboarding in the country is just a few miles away at Mt. Bohemia.

Spring: Hiking and mountain biking...as we take March and April to regroup & enjoy ourselves we close the resort for six weeks

Summer: Lots of vacationing here...swimming, boat tours, biking, hiking, summer programs at Michigan Tech and Finlandia University. A lot of popular attractions like Ft. Wilkins, Eagle Harbor, Lighthouse tours, and if you miss the old routine there is always golf at the scenic Mountain Lodge or Michigan Tech's course in Houghton.

Fall: The Keweenaw, especially Copper Harbor, features some of the most spectacular fall color shows as our huge variety of trees change color and are framed by our huge population of evergreens and rugged hillsides with winding roads that are colorful tree shaded tunnels. And...if color is not enough, all of our summer attractions still afford opportunities to experience the Keweenaw as it was years ago.

A very nice feature of the Mariner is that you can enjoy yourself, by yourself—or with others. The Mariner restaurants and bar seem to know no strangers.....they have become the 'Cheers' of the North. The Mariner North provides very good settings for weddings, family reunions, sports outings and community activities as well as for corporate conferences, sales meetings and outings.

## The Mariner North — Main Lodge



Built in 1994 -2001, the Mariner North provides the only modern luxury motel accommodations, restaurant, lounge and resort in Copper Harbor. Located on a full block of frontage on US 41 – Main Street Copper Harbor – the Mariner welcomes visitors to Copper Harbor and area attractions..



The Formal Dining Room, which includes a built in salad bar and electric hot table buffet, seats ninety at eighteen hardwood tables and ladder back chairs. The dining room features a large fireplace and 25 foot Cathedral ceilings and is wrapped with three sides of exterior windows for outdoor viewing and natural lighting.



The Mariner's Great Lakes themed North Woods Cocktail Lounge seats one hundred forty two at hardwood tables and booths as well as at the signature birds eye maple bar. This is the place for entertainment and good times—day and night – any season of the year. The great sandwiches ( yes, they all have Mariner type names) and fresh made pizza served here are renowned throughout the Keweenaw Peninsula.



Opening off the North Woods Cocktail Lounge is the seven hundred and sixty square foot Game Room with two house owned Pool Tables and contracted video games, dart board and juke box.. A great place to just hang out.

## The Mariner North — Accommodations



Each of the five spacious two story log cabins, built in 1997, has nine hundred square feet of very usable space. Each cabin has two bedrooms and storage upstairs. And....



Downstairs in the Log Cabins you will find a full living room with a fireplace and a hide a bed, a fully equipped kitchen and a spacious bathroom with an oversized whirlpool. Each Cabin has its own front board walk entrance.



. Eight rooms in the Nine Unit Motel also have patio doors which open to the outside with balconies on the second floor. The ninth guest room, referred to as the Honeymoon suite, has even more space and amenities.



The rooms in the Four Unit Motel each have two queen sized beds, a wet bar, a refrigerator and an oversized Whirlpool in the bathroom. The couch also makes up into another bed. The units are fronted by a common porch & boardwalk.



The Nine Unit Motel makes a great place for groups to be together

## The Mariner North — Sales Summary

Restaurant, Motel, Cocktail Lounge Resort business in operation since 1920—since 1977 with the Don and Peg, the current owner/ operators.

All buildings and facilities were built since 1994

1. Ten lots of prime Copper Harbor real estate comprising one block of frontage on US 41 (300'x240') – the largest single piece of frontage real estate on “Main Street” Copper Harbor
2. Main Lodge (8,560 sq. ft.)
3. Five Log Cabins (900sq. ft. each)
4. Four Unit Motel (1724 sq. ft.)
5. Nine Unit, Two Story Motel (5440 ft. sq.)
6. Storage facility/ service cabin
7. All at one contiguous location on developed property
8. Fully furnished and equipped as a currently operating business
9. Michigan Class C Liquor License (on premise beer, wine & liquor)  
Sunday Sales Designation  
Entertainment Designation
10. Michigan Beer & Wine Take Out License
11. Non - Compete Agreement from the sellers
12. Seller to provide hands on consulting: First thirty days on site to accomplish change over, followed by one day/ month for next eleven months

Sales Price: \$ 2,100,000

Three years of financial performance data and current financials as well as meetings with our CPA will be made available to serious purchase candidates who demonstrate financial capability.

## The Mariner North — Peg and Don Kauppi

Just as the Mariner North has a long history of welcoming travelers to Copper Harbor, so have Don and Peg developed as leaders and promoters of Copper Harbor and the Keweenaw.

When you meet Peg and Don you will think that you have known them for a lifetime. They are warm, friendly people committed to what they believe in—developing and sharing the natural wonders of Copper Harbor and the Keweenaw Peninsula.

Both Don and Peg are life long residents of the Keweenaw, with ten year sojourns into the hinterlands of California, Las Vegas, and Lower Michigan. They returned to their very much loved homeland in the late seventies and bought the Keweenaw Inn which they turned into the Mariner North and started developing their dreams.

These are just some of the community involvement activities that Don and Peg have been a part of – and in many cases spearhead with their seemingly boundless energy:

- Copper Harbor School Board
- Copper Harbor Chamber of Commerce
- Chairman of the DDA
- Chairman of the Keweenaw County Tourist Bureau
- Copper Harbor Improvement Association
- Recreational Land Use Task Force
- Directors of the Brockway Challenge
- Governor's Award for October Fest Fund Raising Event
- Infrastructure Development Group—community water, sewer & cable TV
- Spearheaded the year round operation of Copper Harbor facilities (1977)
- Provide the July Fourth Fireworks Show—one of the ten best in Michigan
- Trail Master for the snowmobile trails—liaison with the DNR
- Conduct the Longest Day Fishing Derby (250 entrants and growing)
- Attend annual tourism shows promoting Keweenaw in six near-by states

And, the good news is that they plan to stick around and fulfill their dream of promoting Copper Harbor and the Keweenaw Peninsula.

## The Mariner North — Copper Harbor & the Keweenaw



- Competition The Mariner provides the most modern and comfortable overnight accommodations—no other local motel comes close to what the Mariner has to offer. There are two other evening Dining Restaurants which offer good food and views in nice environments. There is only one other bar/lounge and no one else offers the food and beverage selection, entertainment venue and space of the Mariner.
- What's Near By? The Mariner is right at the entrance to Fort Wilkins, is a short walk from the Isle Royale Queen dock for travel to Isle Royale, is at the base of the drive up to Brockway Mountain, is right next to the departure for the Lighthouse tours, is at the entrance to the snow mobile and cross country skiing trails, and is just a few miles from great downhill skiing at MT. Bohemia.....if its in the Keweenaw...its close to the Mariner.

## The Mariner North — Contact & Other Information

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### Web Sites of Interest:

[www.marinerresortforsale.com](http://www.marinerresortforsale.com) (sales info & copy of this Profile)

[www.manorth.com](http://www.manorth.com) (the Mariner North)

[www.copperharbor.org](http://www.copperharbor.org)

[www.keweenaw.info](http://www.keweenaw.info)

[www.mtbohemia.org](http://www.mtbohemia.org)

[www.keweenawadventure.com](http://www.keweenawadventure.com)

[www.isleroyale.com](http://www.isleroyale.com)

[www.mtu.edu](http://www.mtu.edu)

### Brochure and Information Source:

Keweenaw Tourism Council 800-338-7982

### Distances to Copper Harbor from:

Detroit, Mi ~ 600 mi

Chicago, Il ~ 465 mi

Green Bay, Wi ~ 257 mi

Minneapolis, Mn ~ 411 mi

Houghton, Mi ~ 47 mi

Houghton County Airport ~ 35 mi.

Miami Fl ~ 1910 mi

Unbelievable Beauty ~ 0 mi.



The Nine Unit Motel...is great for couples and families vacationing together

The Mariner North attracts travelers, vacation home owners and local Keewenaw residents



The Four Unit Motel works well for a family

Cabins Anyone??

Great for two couples or a large family or several adults



