

# 116, STODDARD, CHARLOTTE, MI, 48813

<https://tuckerbenner.com>



\$167,000

Exceptional Investment Opportunity: Three-Unit Property Generating Strong Cash Flow. Achieving an impressive 8.87% CAP RATE with a Net Operating Income (NOI) of \$16,071, this property comprises two townhouse-style units featuring 2 beds and 1.5 baths each, alongside a one-bedroom, one-bathroom unit (upper rear access). All units are well-maintained and currently occupied, presenting a lucrative income [...]

- 0 baths
- 2 to 4 Units
- Multi-Family
- Active



## Basics

**Category:** Multi-Family

**Status:** Active

**Lot size:** 0.08 sq ft

**Lot Size Acres:** 0.08 acres

**Type:** 2 to 4 Units

**Bathrooms:** 0 baths

**Year built:** 1920

**County:** Eaton



### Call us now

Phone: (231)730-8781

Email: [tuckerbennerteam@gmail.com](mailto:tuckerbennerteam@gmail.com)

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



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## Building Details

**Number Of Units Total:** 3

**Sewer:** Public Sewer

**Roof:** Composition

**Basement:** Full

**Construction Materials:** Vinyl Siding, Block

**Heating:** Forced Air, Baseboard, Natural Gas

**Number Of Buildings:** 1

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## Amenities & Features

**Parking Total:** 4

**Utilities:** None Available, Natural Gas Connected, Electric Connected

**Lot Features:** Level, Sidewalk

**Laundry Features:** In Basement, In Unit

**Parking Features:** Driveway, Gravel

**Fireplaces Total:** 1

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## Fees & Taxes

**Tax Assessed Value:** \$46,123

**Tax Annual Amount:** \$2,944.31

**Tax Year:** 2024

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## School Information

**High School District:** Charlotte

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## Miscellaneous

**CrossStreet:** E. Stoddard / N Washington **Owner Pays:** Trash Collection, Water, Sewer

**Listing Terms:** Cash, Conventional

**Tenant Pays:** Electric, Gas



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