

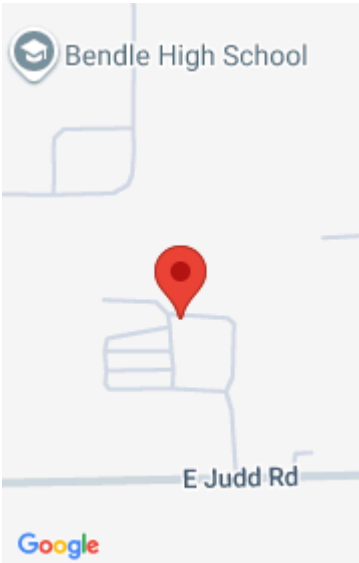
2395, JUDD, BURTON, MI, 48529

https://tuckerbenner.com




• \$1,750,000 • 8.13 Acres (industrial zoning) • 87 Storage units • 20 Outdoor parking spaces (currently in the system, potential for 100+) • 60x40 barn (separated into 2 units) • 1,300sqft house • (2x) 1,000sqft offices We average 80-85% occupancy. 8.4% CAP now, 12.8% when you rent the spaces I am using (house, office, [...])

- 4 baths
- Industrial
- Commercial Sale
- Active




Call us now



Phone: (231)730-8781

Email: tuckerbennerteam@gmail.com

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



# Basics

**Category:** Commercial Sale  
**Status:** Active  
**Lot size:** 8.13 sq ft  
**Bathrooms Full:** 4  
**Business Type:** Storage

**Type:** Industrial  
**Bathrooms:** 4 baths  
**Year built:** 2002  
**Lot Size Acres:** 8.13 acres  
**County:** Genesee

# Building Details

**Building Area Total:** 19250 sq ft  
**Heating:** Ductless, Forced Air  
**Number Of Buildings:** 5

**Number Of Units Total:** 120  
**StoriesTotal:** 1

# Amenities & Features

**Inclusions:** Real Estate, Licenses, Equipment  
**Utilities:** Natural Gas Available, Cable Available, Natural Gas Connected, Electricity Connected, Cable Connected, Storm Sewer  
**WaterSource:** Well  
**Cooling:** Ductless, Wall Unit(s)

# Fees & Taxes

**Tax Assessed Value:** \$324,450  
**Tax Annual Amount:** \$24,775  
**Tax Year:** 2024

# School Information

**High School District:** Bendle

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# Miscellaneous

**Road Surface Type:** Paved                      **CrossStreet:** Judd Rd. and Dort Highway  
**Listing Terms:** Conventional, Cash

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