



• \$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



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

Call us now

Phone: (231)730-8781
Email: tuckerbennerteam@gmail.com
Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



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

Miscellaneous

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

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