

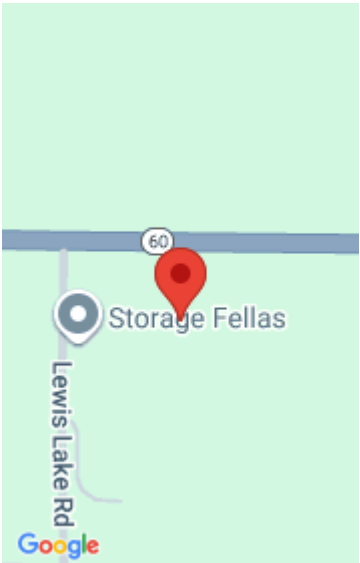
# 61049, LEWIS LAKE, VANDALIA, MI, 49095

<https://tuckerbenner.com>



Rare 5+ acre storage facility right on M-60 in Newberg Township( No Zoning Laws!). Current operations include two 30’ x 100’ storage buildings with 40 units (\$2,950/mo, fully rented with a waiting list), a 40’ x 80’ pole barn divided into 4 units at \$1,400. Additional income streams include a U-Haul dealership, seasonal fireworks sales [...]

- 1 bath
- Business
- Commercial Sale
- Active



# Basics

|   |  |
|---|--|
| <b>Category:</b> Commercial Sale          | <b>Type:</b> Business                              |
| <b>Status:</b> Active                     | <b>Bathrooms:</b> 1 bath                           |
| <b>Lot size:</b> 5.31 sq ft               | <b>Year built:</b> 1978                            |
| <b>Bathrooms Full:</b> 1                  | <b>Lot Size Acres:</b> 5.31 acres                  |
| <b>Business Name:</b> Storage Fellas, LLC | <b>Business Type:</b> Professional/Office, Storage |
| <b>County:</b> Cass                       |  |

# Building Details

|   |                                  |
|---|----------------------------------|
| <b>Building Area Total:</b> 9172 sq ft  | <b>Number Of Units Total:</b> 44 |
| <b>Construction Materials:</b> Metal Siding   | <b>Sewer:</b> Septic Tank        |
| <b>Heating:</b> Baseboard   | <b>StoriesTotal:</b> 1           |
| <b>Building Features:</b> Bath Common Area, Expandable, Fenced Storage, Outdoor Storage | <b>Roof:</b> Metal               |
| <b>Number Of Buildings:</b> 4   |                                  |

# Amenities & Features

|                                |  |
|--------------------------------|--|
| <b>Inclusions:</b> Real Estate | <b>Utilities:</b> Electricity Available, Electricity Connected |
| <b>WaterSource:</b> Well       | <b>Cooling:</b> None   |

# Fees & Taxes

|                                     |                                   |
|-------------------------------------|-----------------------------------|
| <b>Tax Assessed Value:</b> \$93,135 | <b>Tax Year:</b> 2024             |
| <b>Tax Annual Amount:</b> \$4,098   | <b>Gross Income:</b> \$52,205     |
| <b>Insurance Expense:</b> \$1,704   | <b>Operating Expense:</b> \$6,000 |

Call us now

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# School Information

**High School District:** Cassopolis

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# Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** M-60 & Lewis Lake Rd

**Listing Terms:** Conventional, Cash

**Call us now**



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

