

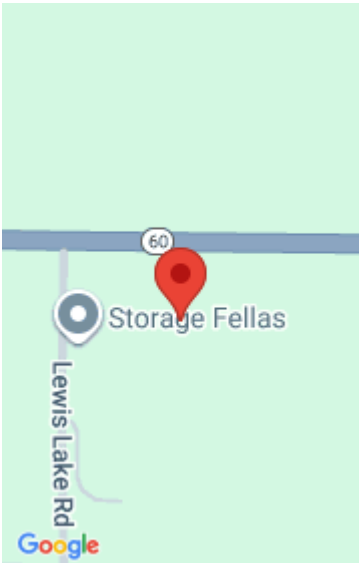
61049, LEWIS LAKE, VANDALIA, MI, 49095

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

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

Building Details

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

Amenities & Features

Inclusions: Real Estate	Utilities: Electricity Available, Electricity Connected
WaterSource: Well	Cooling: None

Fees & Taxes

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

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School Information

High School District: Cassopolis

Miscellaneous

Road Surface Type: Paved

CrossStreet: M-60 & Lewis Lake Rd

Listing Terms: Conventional, Cash

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