



Turnkey investment opportunity! This 6-bed AFC home is an EXCELLENT MONEY MAKER & CASH COW with immediate cash flow and a strong revenue return. Home was remodeled 2018, with 60% of the home renovated. The exterior is ready for improvements—siding, windows, fascia, soffit, and gutters—but with the strong income stream, these updates can be easily [...]

\$365,000

- 3 baths
- Business
- Commercial Sale
- Active

## Basics

**Category:** Commercial Sale  
**Status:** Active  
**Lot size:** 0.1 sq ft  
**Bathrooms Full:** 3  
**Business Name:** CC's Villa  
**County:** Sanilac

**Type:** Business  
**Bathrooms:** 3 baths  
**Year built:** 1890  
**Lot Size Acres:** 0.1 acres  
**Business Type:** Other

### Call us now



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



## Building Details

<b>Building Area Total:</b> 3200 sq ft	<b>Number Of Units Total:</b> 1
<b>Construction Materials:</b> Aluminum Siding	<b>Heating:</b> Forced Air
<b>StoriesTotal:</b> 2	<b>Building Features:</b> Bath Common Area, Multi User Facility
<b>Foundation Details:</b> Slab	<b>Number Of Buildings:</b> 1

## Amenities & Features

<b>Parking Total:</b> 6	<b>Inclusions:</b> Other, Real Estate, Inventory, Furniture, Equipment
<b>Utilities:</b> Phone Available, Cable Available, Phone Connected, Natural Gas Connected, Electricity Connected, Cable Connected	<b>Interior Features:</b> Broadband
<b>Cooling:</b> Central Air	

## Fees & Taxes

<b>Tax Assessed Value:</b> \$19,889	<b>Tax Year:</b> 2024
<b>Tax Annual Amount:</b> \$1,411	<b>Gross Income:</b> \$214,833
<b>Maintenance Expense:</b> \$420	<b>Insurance Expense:</b> \$6,258
<b>Operating Expense:</b> \$174,935	

## School Information

<b>High School District:</b> Peck
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## Miscellaneous

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**Road Surface Type:** Paved

**CrossStreet:** Mill and Lorraine

**Listing Terms:** Conventional, Tax Def Exchange, Cash

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