

BUILDING FOR SALE AND LEASE

986 E. State St. | Cassopolis, MI 49031



Adaptable Commercial Facility for Sale and Lease

Building Size:	8,000 SF
Land:	1.21 Acres
Zoning:	C-2 General Commercial
HVAC:	Natural Gas Unit Heaters
Clearance:	12'-14' Clear Ceiling Heights
Utilities:	Municipal
GL Doors:	2 Grade Level Doors, 13'6" x 20' each
Lease Rate:	\$5.75 PSF / YR NNN
List Price:	\$585,000

Details:

This 8,000 SF commercial building on 1.21 acres is available for sale or for lease and features clear-span construction with 12'-14' clear ceiling heights. The building includes framing for a 30' x 25' office area with stair access to a mezzanine. Two grade-level doors, each 13'6" x 20', provide direct access for vehicles and equipment.

Recent updates include new insulation and a 2023 roof coating. The building is heated with natural gas unit heaters and is connected to municipal water and sewer.

A separate 4,000 SF commercial building on the adjacent parcel is also available. That building was constructed in 2022 and has an open interior layout, restrooms, modern mechanical systems, and paved parking. It can be purchased or leased independently.

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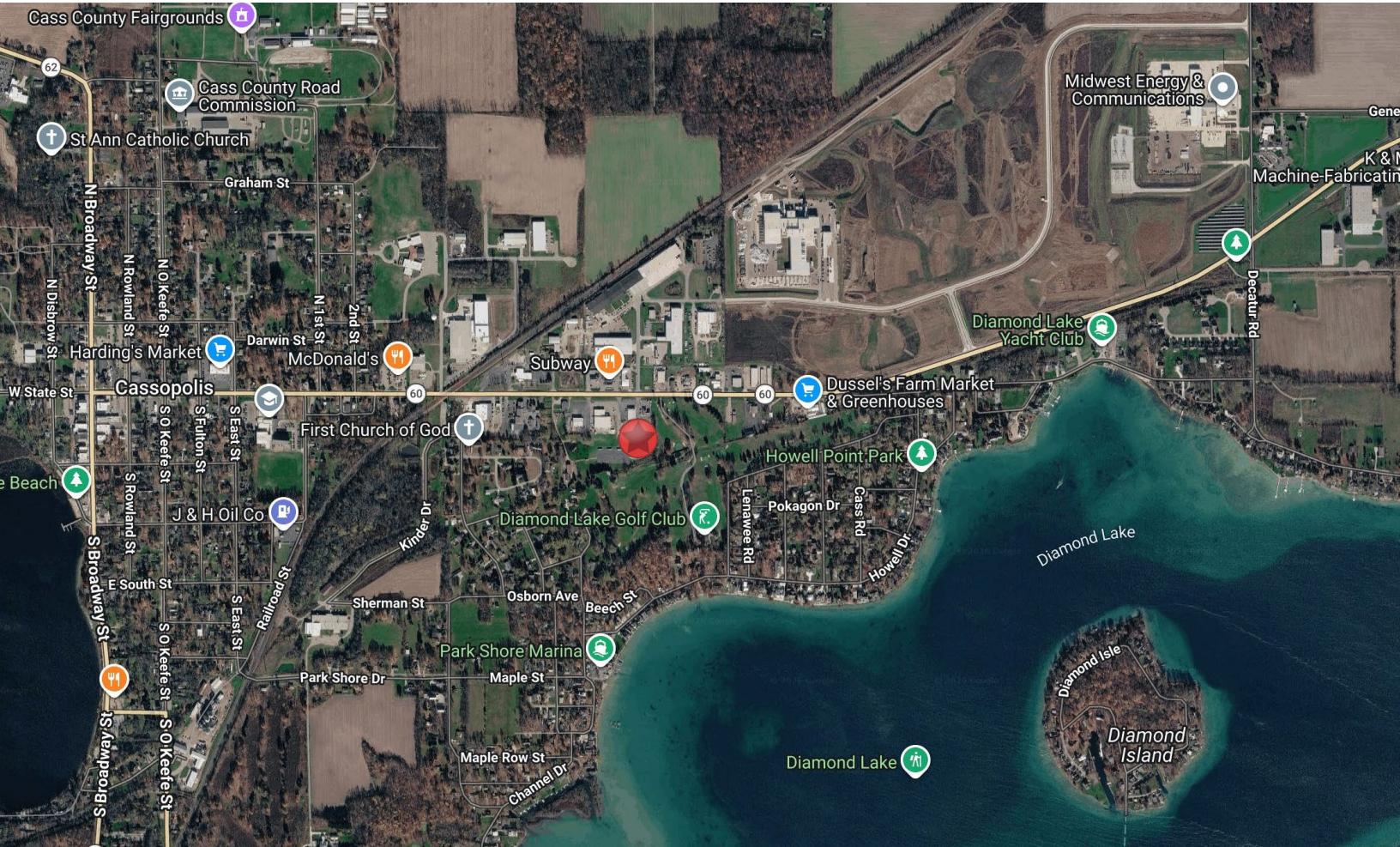
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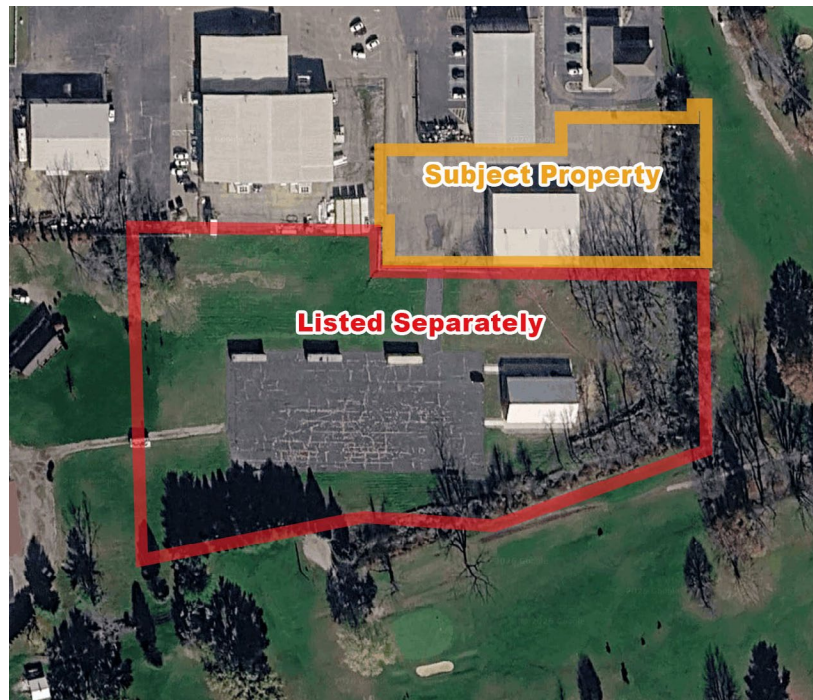
LOCATION OVERVIEW

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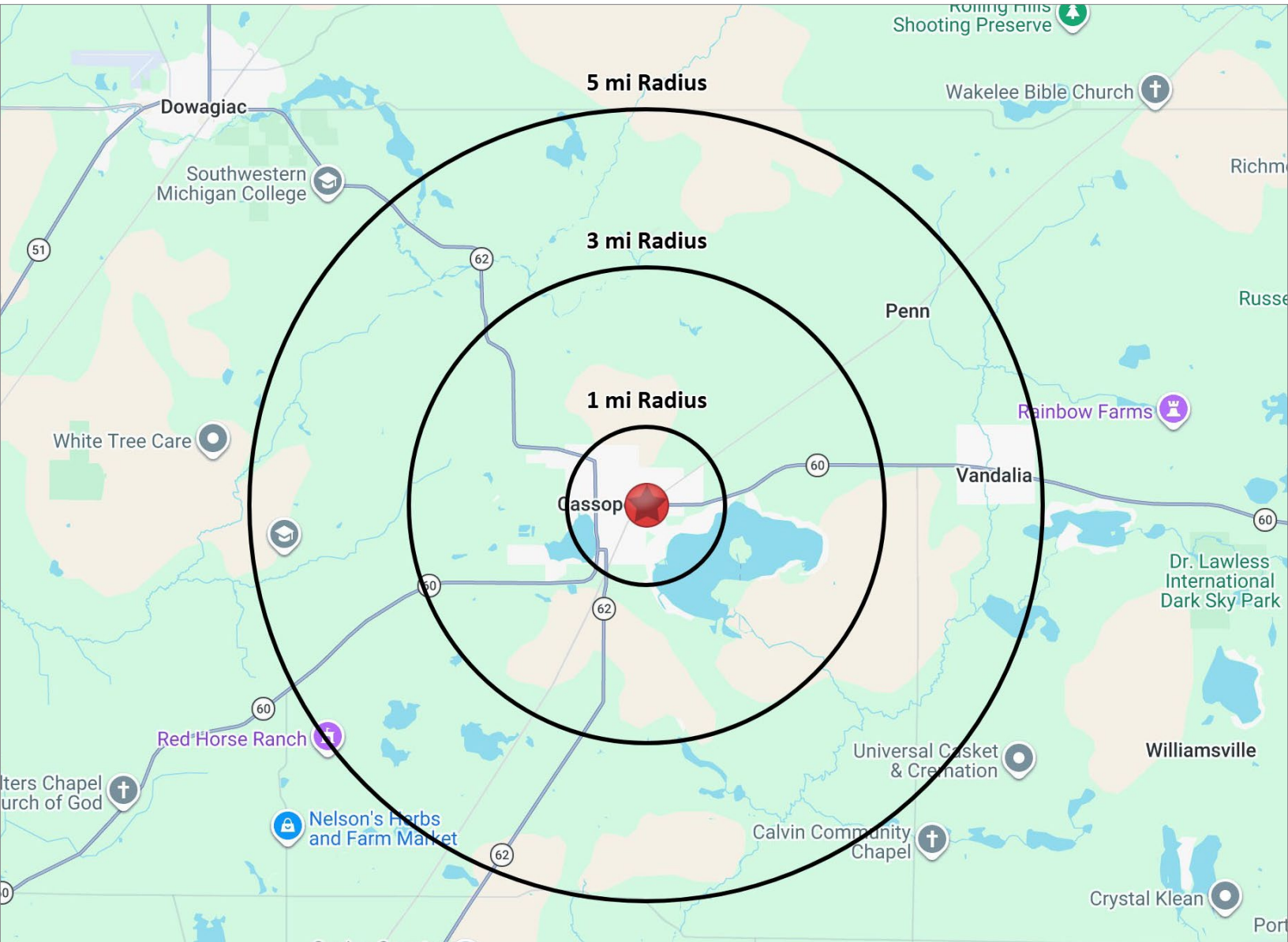


The property is located just off M-60 within the City of Cassopolis, positioned near Diamond Lake Golf Club and surrounded by key local amenities. It sits less than one mile from Diamond Lake and less than one mile from downtown Cassopolis, and M-62, offering excellent convenience and accessibility for local and regional users.



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POPULATION

1 MILE	2,034
3 MILE	3,800
5 MILE	6,438



NUMBER OF HOUSEHOLDS

1 MILE	562
3 MILE	1,157
5 MILE	1,975



AVERAGE HOUSEHOLD INCOME

1 MILE	\$93,168
3 MILE	\$104,950
5 MILE	\$101,423



MEDIAN HOME VALUE

1 MILE	\$161,554
3 MILE	\$283,520
5 MILE	\$266,882