



# N MITCHELL ST STORAGE

1337 N Mitchell St  
Cadillac, MI 49601

Corner lot of N Mitchell St (BUS 131) & E 13th St

**YEAR BUILT** 1970  
**REMODELED** 2022

**ZONE** COMMERCIAL

**LOT SIZE** 1.78 ACRES

POTENTIAL EXPANSION WITH  
PURCHASE OF ADJ 1.15 ACRES



## STORAGE UNITS

**17,086 SQ FT**

**123 UNITS**

**90% OCCUPANCY**

**NEW SECURITY  
DOOR SYSTEM**



**ROGER ACKERMAN**

KELLER WILLIAMS GR NORTH  
3237 PLATINUM ST NE  
GRAND RAPIDS, MI 49525

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## OFFICE BUILDING

**4895 SQ FT**

**2 UNITS**

**LONG TERM TENANTS - 20 YRS  
H&R BLOCK & MEA**

**NEW FURNACE & AC UNITS**

**ELECTRONIC ROAD SIGN**



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# STORAGE UNITS

NORTH MITCHELL STREET - July 2024								
UNIT	SIZE	PRICE	UNIT	SIZE	PRICE	UNIT	SIZE	PRICE
1	10x12	\$70.00	50	12x16	\$80.00	94	5x10	\$55.00
2	10x12	\$70.00	51	12x16	\$80.00	95	7x10	\$60.00
3	10x12	\$70.00	52	12x16	\$80.00	96	5x10	\$55.00
4	10x12	\$70.00	53	12x16	\$80.00	97	5x10	\$55.00
5	10x12	\$70.00	54	12x16	\$80.00	98	5x10	\$55.00
6	10x12	\$70.00	55	12x16	\$80.00	99	7x8	\$55.00
7	10x12	\$70.00	56	12x16	\$80.00	STE A	Office	\$2,217.79
8	10x12	\$70.00	57	12x16	\$80.00	STE B	Office	\$3,895.76
9	10x12	\$70.00	58	12x16	\$60.00	100	5x10	\$55.00
10	10x12	\$70.00	59	12x16	\$80.00	101	5x10	\$55.00
11	10x12	\$70.00	60	12x16	\$80.00	102	5x10	\$55.00
12	10x12	\$70.00	61	10x11	\$70.00	103	5x10	\$45.00
13	10x12	\$60.00	62	10x11	\$60.00	104	5x10	\$55.00
14	10x12	\$70.00	63	10x11	\$70.00	105	5x10	\$55.00
15	15x18	\$95.00	64	7x10	\$60.00	106	5x10	\$45.00
16	15x18	\$50.00	65	7x10	\$60.00	107	5x10	\$55.00
17	15x18	\$95.00	66	7x10	\$60.00	108	5x10	\$55.00
18	15x18	\$90.00	67	7x10	\$60.00	109	5x10	\$55.00
19	16x18	\$100.00	68	7x10	\$60.00	110	7x10	\$60.00
20	38x15	\$180.00	69	7x10	\$60.00	111	7x10	\$60.00
21	9.5x15	\$75.00	70	7x10	\$60.00	112	5x10	\$58.00
22	9.5x15	\$80.00	71	5x10	\$25.00	113	6.5x10	\$60.00
23	9.5x15	\$75.00	72	9x20	\$85.00	114	7x10	\$60.00
24	9.5x15	\$75.00	73	7x10	\$60.00	115	7x10	\$60.00
25	9.5x15	\$75.00	74	5x10	\$55.00	116	5x10	\$55.00
26	9.5x15	\$75.00	75	5x10	\$55.00	117	5x10	\$55.00
27	9.5x15	\$75.00	76	5x10	\$53.00	118	5x10	\$55.00
28	9.5x15	\$75.00	77	7x10	\$60.00	119	5x10	\$55.00
29	9.5x15	\$75.00	78	7x10	\$53.00	120	5x10	\$55.00
30	9.5x15	\$75.00	79	7x9	\$60.00	121	5x10	\$55.00
31	5x10	Included	80	7x8	\$48.00	122	5x10	\$55.00
32	8x10	\$60.00	81	7x10	\$60.00	123	5x10	\$55.00
33	8x10	\$60.00	82	7x10	\$60.00	124	5x10	\$55.00
A	10x22	\$95.00	83	5x10	\$55.00	125	5x10	\$55.00
A1	10x22	\$90.00	84	7x10	\$60.00		<b>Total</b>	<b>\$14,465.55</b>
AZ	10x22	\$100.00	85	5x10	\$55.00			
A3	10x22	\$80.00	86	5x10	\$55.00			
B	10x22	\$90.00	87	5x10	\$55.00			
BB	30x40	\$450.00	88	5x10	\$55.00			
B1	10x22	\$90.00	89	5x10	\$55.00			
B2	10x22	\$90.00	90	5x10	\$55.00			
B3	10x22	\$90.00	91	5x10	\$55.00			
F20	10x22	\$90.00	92	5x10	\$55.00			
F21	10x22	\$95.00	93	5x10	\$55.00			



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# INCOME/EXPENSE

## EXPENSES-2023

TAXES/LICENSES-----	\$ 15,892.00
INSURANCE-----	\$ 2,869.00
PAYROLL-----	\$18,000.00
DUMPSTER-----	\$ 1,135.35
SUPPLIES (LOCKS, ETC)-----	\$ 914.00
UTILITIES/ELECTRIC-----	\$ 2,259.00
PHONES-----	\$ 1,600.00
LEGAL SERVICES-----	\$ 261.00
SECURITY DEPOSITS/LOCK REFUNDS-----	\$ 740.00
CREDIT CARD FEES-----	\$ 1,134.00

**TOTAL \$ 44,802.35**

## INCOME-2023

GROSS ACTUAL RENT-----\$ 175,218.00

**TOTAL \$ 175,218.00**

UNIT A (HR BLOCK) NNN (INCLUDED IN GROSS RENT)-----\$ 46,231.62

UNIT B (MEA) GROSS (INCLUDED IN GROSS RENT)-----\$ 26,680.01

**NET INCOME-----\$ 130,415.65**

**PRICE: \$1,890,000**

**CAPITALIZATION RATE: 6.9%**



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# APN - 22209 - SA 0105 - 01

## LAND DIVISION SKETCH

**TAX ID# 2209-SA0101:** LOTS 1 AND 2 OF BLOCK 1, SMITH'S ADDITION TO THE CITY OF CADILLAC, SECTION 28, T22N, R9W, HARING TOWNSHIP, WEXFORD COUNTY, MICHIGAN, TOGETHER WITH ADJACENT VACATED ALLEY. SUBJECT TO EASEMENT AS PER LIBER 78, PAGE 242, WEXFORD COUNTY RECORDS, AND ALSO SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

**TAX ID# 2209-SA0103:** LOT 3 OF BLOCK 1, SMITH'S ADDITION TO THE CITY OF CADILLAC, SECTION 28, T22N, R9W, HARING TOWNSHIP, WEXFORD COUNTY, MICHIGAN, TOGETHER WITH ADJACENT VACATED ALLEY. SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

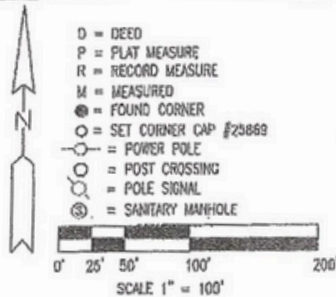
**TAX ID# 2209-SA0104:** LOT 4 OF BLOCK 1, SMITH'S ADDITION TO THE CITY OF CADILLAC, SECTION 28, T22N, R9W, HARING TOWNSHIP, WEXFORD COUNTY, MICHIGAN, TOGETHER WITH ADJACENT VACATED ALLEY. SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

**TAX ID# 2209-SA0105:** LOTS 5, 6, 7, 8, 9, 10, 11 AND 12 OF BLOCK 1, SMITH'S ADDITION TO THE CITY OF CADILLAC, SECTION 28, T22N, R9W, HARING TOWNSHIP, WEXFORD COUNTY, MICHIGAN, TOGETHER WITH ADJACENT VACATED ALLEY. SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

**TAX ID# 2209-28-3402:** COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 28, T22N, R9W, HARING TOWNSHIP, WEXFORD COUNTY, MICHIGAN; THENCE WEST 171.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RAILROAD AND THE POINT OF BEGINNING; THENCE NORTH 06°53'20" WEST 687.20 FEET; THENCE WEST 30.18 FEET; THENCE SOUTH 06°53'20" EAST 687.20 FEET; THENCE EAST 30.18 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 50.29 FEET THEREOF. CONTAINING 0.44 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

**NEW COMBINED PARCEL "A":**  
LOTS 1, 2, 3, 4 AND 5 OF BLOCK 1, SMITH'S ADDITION TO THE CITY OF CADILLAC, SECTION 28, T22N, R9W, HARING TOWNSHIP, WEXFORD COUNTY, MICHIGAN, TOGETHER WITH ADJACENT VACATED ALLEY, AND TOGETHER WITH THE EAST 30 FEET OF THE RAILROAD RIGHT-OF-WAY LYING ADJACENT TO THE WEST LINE OF SAID PLAT AND SOUTH OF THE NORTH LINE OF LOT 5 EXTENDED WEST. SUBJECT TO EASEMENT AS PER LIBER 78, PAGE 242, WEXFORD COUNTY RECORDS, AND ALSO SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

**REMAINDER PARCEL (REMAINDER OF #2209-SA0105 & #2209-28-3402):**  
LOTS 6, 7, 8, 9, 10, 11 AND 12 OF BLOCK 1, SMITH'S ADDITION TO THE CITY OF CADILLAC, SECTION 28, T22N, R9W, HARING TOWNSHIP, WEXFORD COUNTY, MICHIGAN, TOGETHER WITH ADJACENT VACATED ALLEY, AND TOGETHER WITH THE EAST 30 FEET OF THE RAILROAD RIGHT-OF-WAY LYING ADJACENT TO THE WEST LINE OF SAID PLAT BEING NORTH OF THE NORTH LINE OF LOT 5 EXTENDED WEST AND SOUTH OF A LINE 631.91 FEET NORTH OF THE SOUTH SECTION LINE AS MEASURED ALONG SAID RAILROAD RIGHT-OF-WAY, SAID NORTH LINE ALSO DESCRIBED AS THE NORTH LINE OF LOT 12 EXTENDED WEST. SUBJECT TO EASEMENT AS PER LIBER 78, PAGE 242, WEXFORD COUNTY RECORDS, AND ALSO SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.



I hereby certify that this PARCEL SKETCH is for IDENTIFICATION only. It is not a land or boundary survey and should not be used for the construction of any improvements.

James A. Ray, P.S. #25869  
  
 JAMES A. RAY  
 PROFESSIONAL SURVEYOR  
 No. 26899

DATE: October 20, 2017

ORDERED BY:  Ross Vandernal	<b>AXIN LAND SURVEYS, INC.</b> 811 Sunnyside Drive • Cadillac, MI 49601 231-876-1190	SEC. 28 , T22N , R9W
		DRAWN BY JAR SHEET 1 OF 1
		JOB NO. 171002

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