



13703 Campbell Road | Kewadin, MI 49648

<b>SALE PRICE:</b>	\$4,250,000
<b>LOT SIZE:</b>	32.17 ACRES
<b>BUILDING SIZE:</b>	92,354 SF
<b>YEAR BUILT:</b>	1975

**PROPERTY OVERVIEW**

This 32 acre property includes approximately 92,000 square feet of mixed boat storage and mini self storage. The site features 82,000 square feet of high clearance boat storage across multiple buildings, along with 10,800 square feet of mini storage spread across three structures. An on site office and maintenance shop support daily operations and add functional value to the property.

The offering also includes the established business operating on the site, which provides storage services, maintenance, and haul in/out of boats. Included is a significant amount of equipment consisting of trucks, trailers, a sling lift, and additional operational assets, giving the new owner a turnkey platform with the tools needed to continue or expand services immediately. There is also room on the property to construct additional storage buildings, offering flexibility for future growth.

**PROPERTY HIGHLIGHTS**

- 92,000 SF on 32 Acres
- Established Turnkey Business
- Room for Expansion

KEVIN PRIESTAP | Associate | Commercial Realtor | 231.929.2955 | kpriestap@threewest.com



**SPECIAL PURPOSE PROPERTY FOR SALE**

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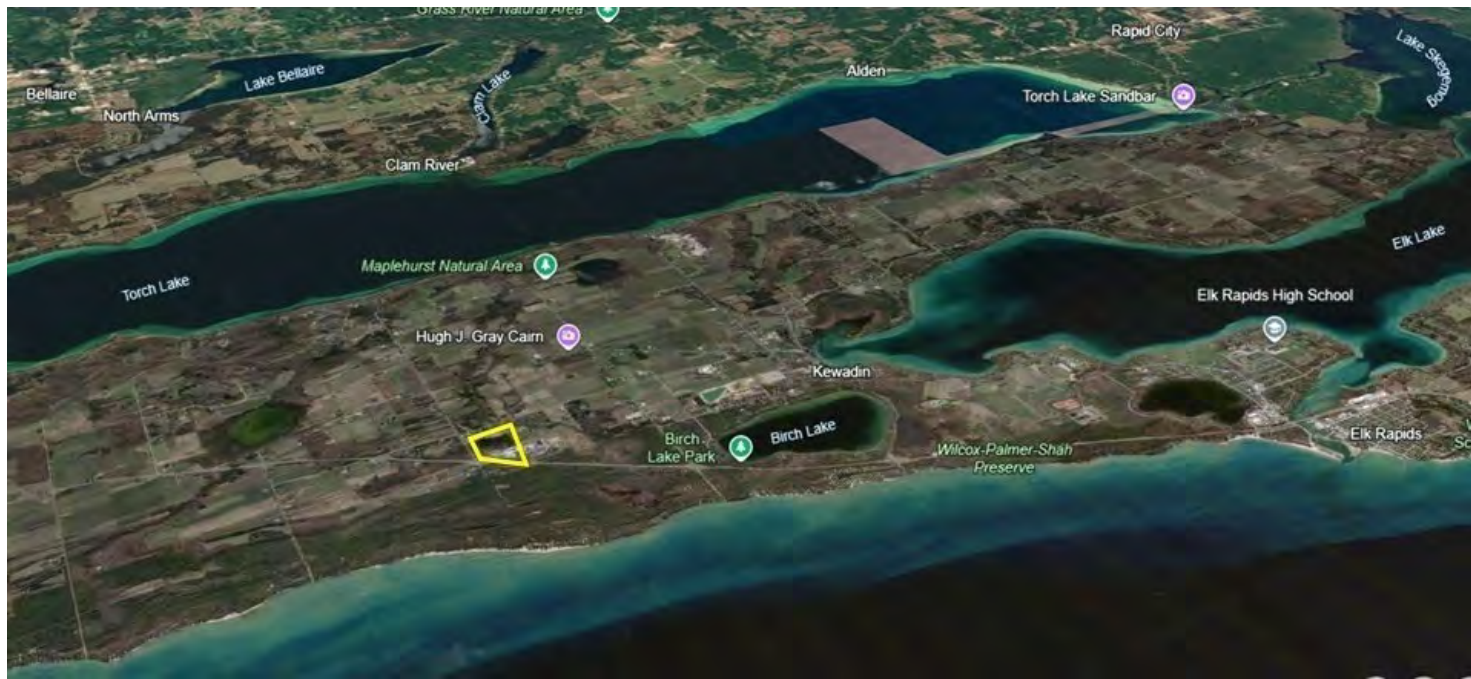


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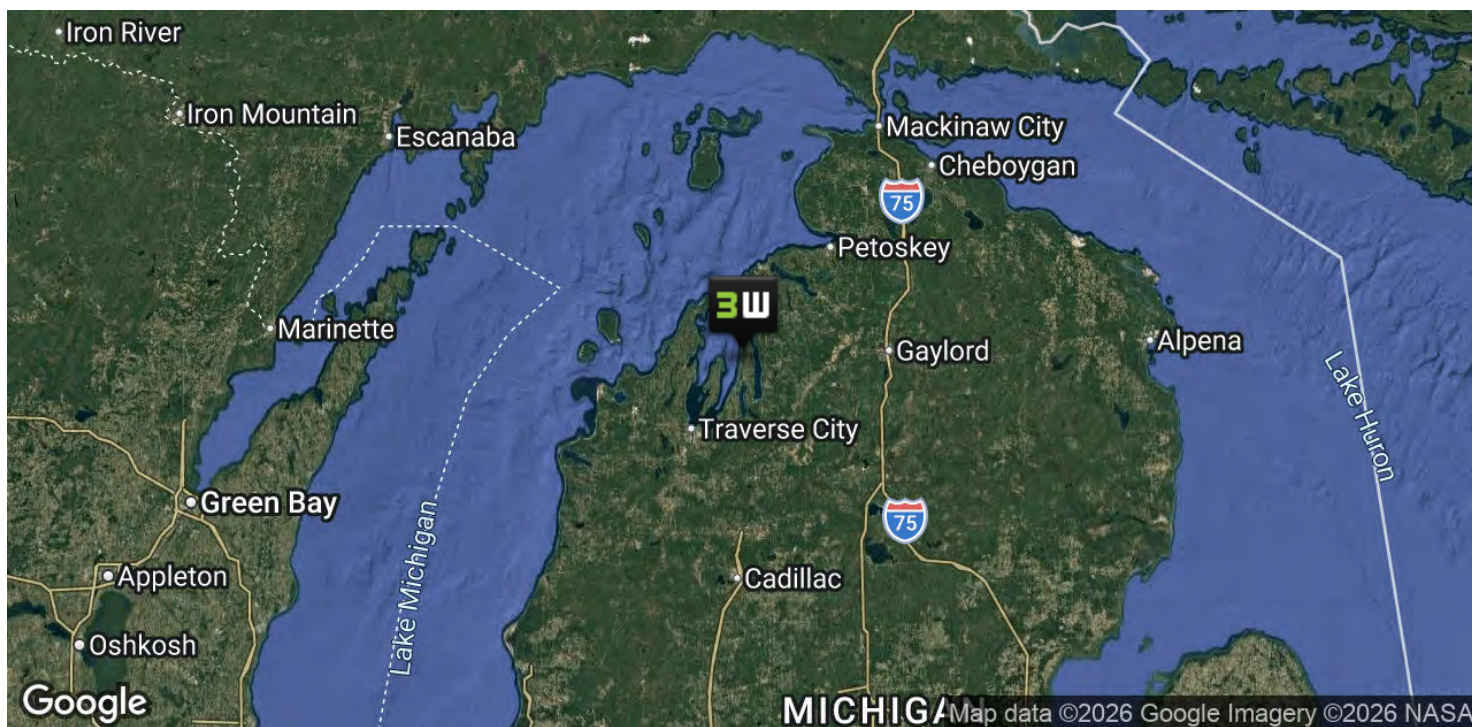
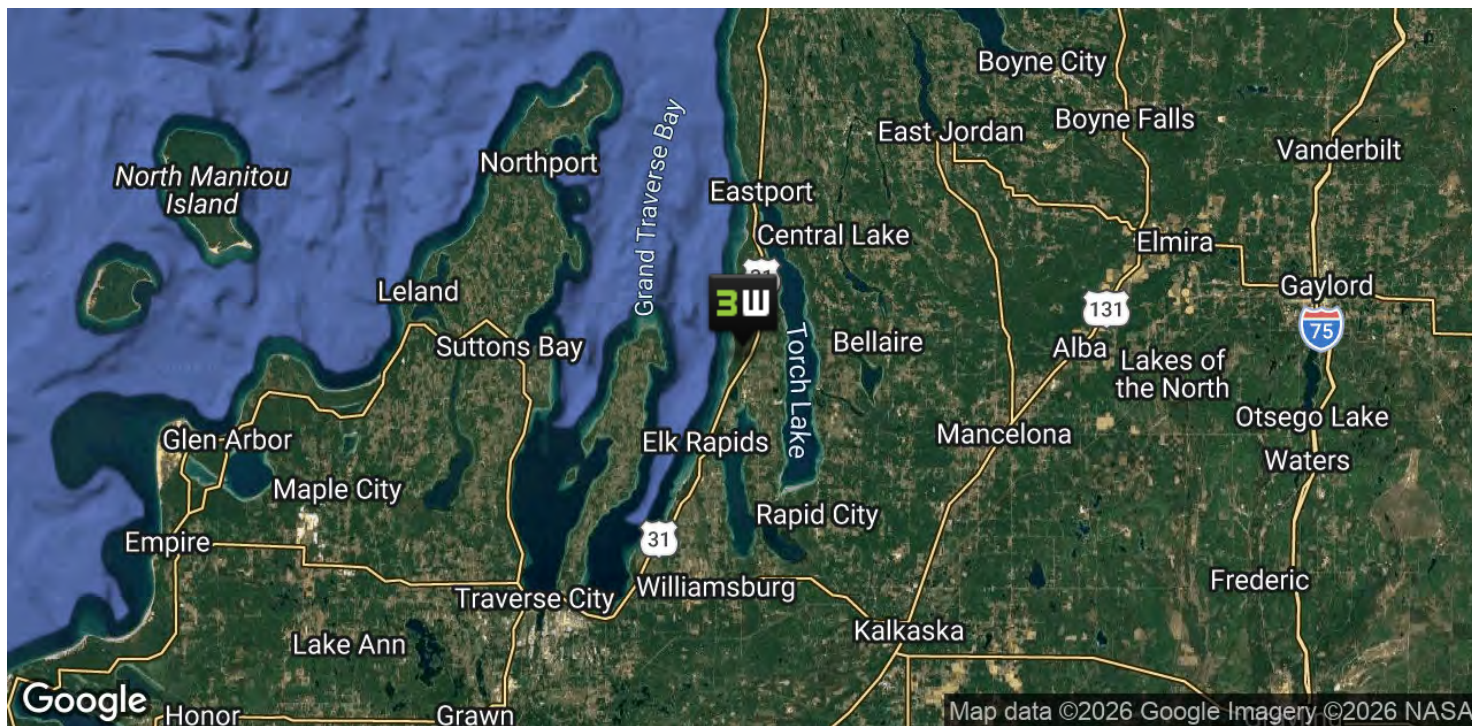


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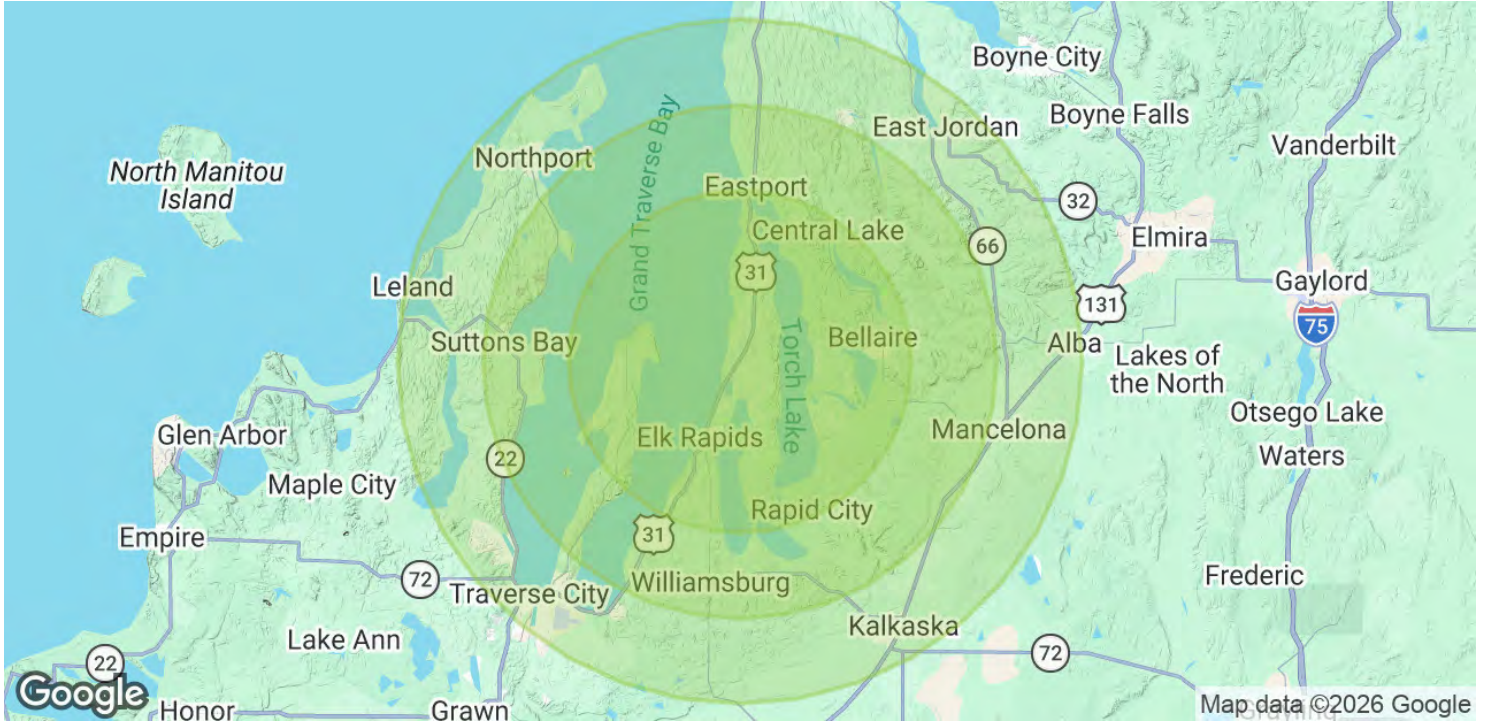


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# SPECIAL PURPOSE PROPERTY FOR SALE

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### POPULATION

	10 MILES	15 MILES	20 MILES
Total Population	15,376	32,951	92,438
Average Age	55.8	52.8	48.3
Average Age (Male)	55.9	52.4	47.6
Average Age (Female)	55.5	53.2	49.7

### HOUSEHOLDS & INCOME

	10 MILES	15 MILES	20 MILES
Total Households	7,193	14,568	40,802
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$116,515	\$113,130	\$104,148
Average House Value	\$476,807	\$419,531	\$369,587

2023 American Community Survey (ACS)

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