



for sale
PRIME LOCATION INVESTMENT

414 S Mitchell St
Cadillac, MI 49601

Michelle Maidens
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property SUMMARY

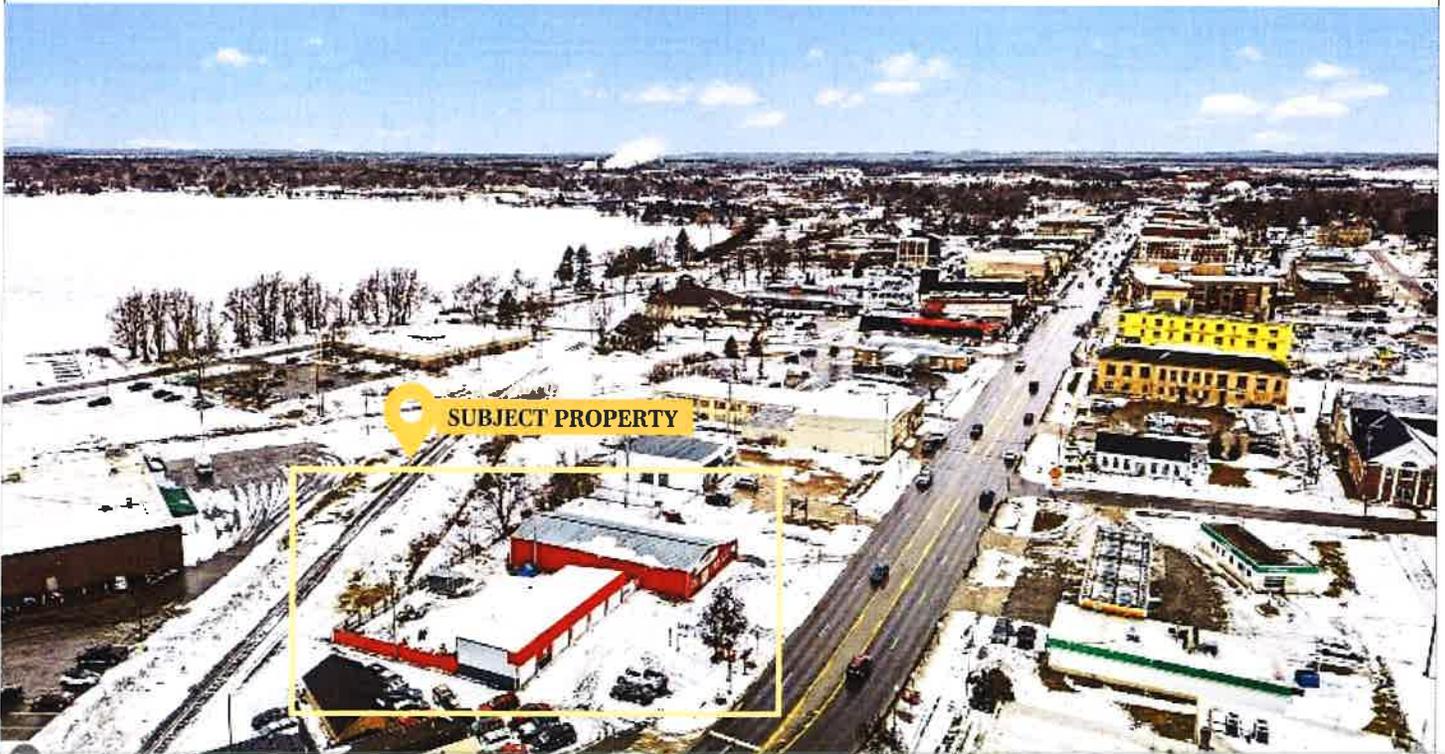
OFFERING PRICE	\$475,000
BUILDING SQFT	5,990 SqFt
LOT SIZE (ACRES)	0.68 Acres
BUILDING SQFT	2,352 SqFt
YEAR BUILT	1971
PARCEL ID	10-086-00-514-00 +
ZONING TYPE	Commercial
TOWNSHIP	Clam Lake

LOCATION OVERVIEW

Commercial real estate opportunity located within the City of Cadillac, offering a prime, high-visibility location directly on South Mitchell Street. The property consists of two parcels totaling approximately 0.68-acres. Located on the south end of Cadillac with strong traffic exposure, this property offers endless opportunities for investors or owner-users seeking a versatile commercial location.

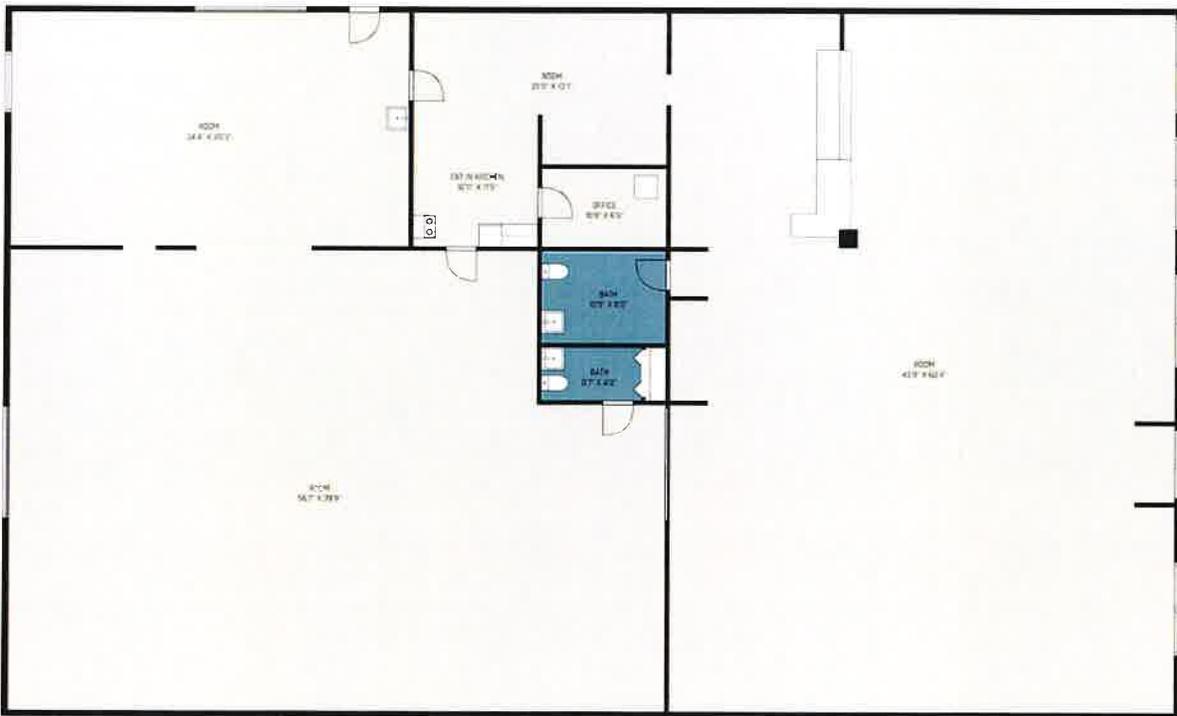
PROPERTY HIGHLIGHTS

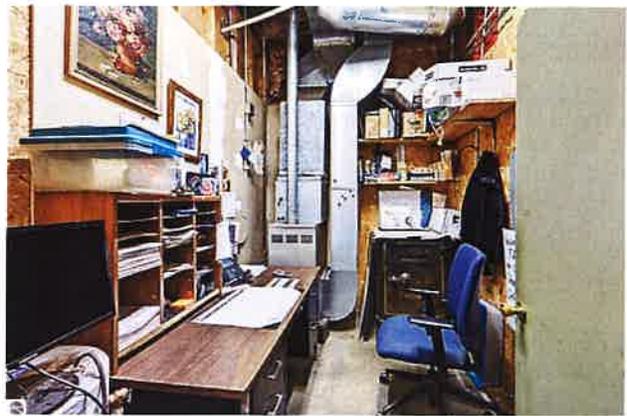
- Main building features an open and inviting retail showroom, rear service/shop area, storage room, lounge, two restrooms, and small mezzanine dedicated to mechanical use.
- The second parcel's building currently used for cold storage.
- Presents strong potential for conversion into individual storage units, additional retail space, or expanded work areas (subject to buyer plans and approvals).
- Real estate-only sale; the business is not included, but open to consider a lease





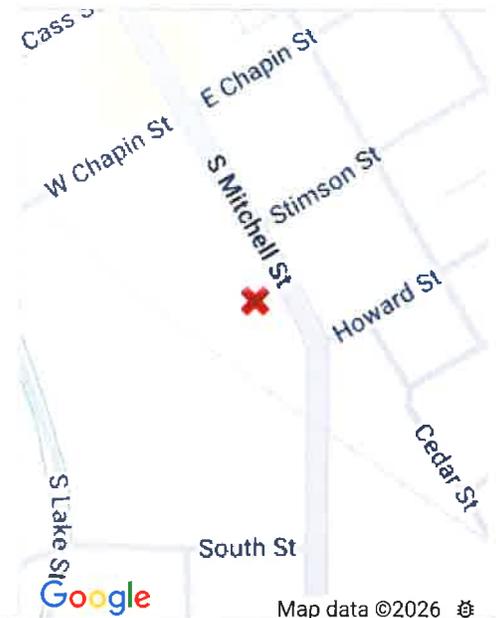
additional
PHOTOS





REALTOR Report**414 S Mitchell Street****Sale****\$475,000**

MLS # **1941352**
 Status **Active**
 Type **Retail/Commercial**
 Vacant Land **No**
 Lease/Mon **\$4,000.00**
 Lease Price per SQ FT
 Type of Ownership **Private Owner**
 City **Cadillac**
 Zip **49601**
 Unit #
 Development Name **City of Cadillac**
 Business Incl **No**
 Real Estate Incl **Yes**
 Inventory Incl **No**
 County **Wexford**
 Municipality **Clam Lake**
 Section # **3**
 Qtr Section
 Town **T 22N**
 Range **R 9W**
 Tax ID **10-086-00-514-00 (+)**
 Owner **Fleis**



IDX **Y**
 Listing Syndication **Yes**



Map data ©2026

Body of Water	ApXyrBlT	1971	Renewable (Y/N)	
Private/Shared	Year Updated	2004	Occupied	Yes
Water Front Footage	Year Remodeled		Sign	No
Lake Size	% of Remodel		Inventory Value	
Number of Acres	TotalFinSF	8342	Fixtrs/Equip Value	
Lot #	# Restrooms	2	Rental Income (Annual)	
Lot Dimensions	Full Time Employees		Rent Exp (Annual)	
Business Name	Parking Spaces		Ins Exp (Annual)	
Dual MLS #	Electric Exp (Annual)		Heat Exp (Annual)	
	Gross Sales			

Summer Taxes **3435.34**
 Winter Taxes **1694.98**
 Other Taxes

Legal Description:

10-086-00-514-00 414 S Mitchell St. Main Building 10-086-00-515-00 420 S Mitchell St Storage Buildings

Year: Summer **2023**
 Year: Winter **2023**
 SEV **121000**
 SEV Year **2025**
 Taxable Value **121,000**
 Annual Assn Dues
 Principal Residence

Directions:

South on Mitchell St to property on the right

List Agent - Agt Nm Ph **Michelle R Maidens - Home: 231-878-8777**
 List Agent - E-mail **mmaidens@realestateone.com**
 List Offic - Ofc Nm Ph **REO-Cadillac-233028 - 231-468-3441**
 List Agt 2 - Agt Nm Ph
 List Agt 2 - E-mail
 List Ofc 2 - Ofc Nm Ph
 Sell Agt 1 - Agt Nm Ph
 Sell Agt 1 - E-mail
 Sell Ofc 1 - Ofc Nm Ph
 Sell Agt 2 - Agt Nm Ph
 Sell Agt 2 - E-mail

Listing Agreement Type **Exclusive Right to Sell**
 List Date **12/29/2025**
 Days On Market **18**

1941352**414 S Mitchell Street****\$475,000**

PRESENT USE	Automotive Service, Retail Store, Service, Other	SEWER	Municipal
LICENSES	None	WATER	Municipal Water, Private Well
FOUNDATION	Slab	EXTRAS	Overhead Door(s), Mezzanine, Additional Buildings
CONSTRUCTION	Steel, Frame	PARKING	Paved, Parking Lot
ROOF	Metal/Steel	INCLUDED IN LEASE	None
EXTERIOR FEATURES	Steel	ZONING	Commercial
LOCATION	Freestanding	DOCUMENTS ON FILE	None
ROAD	Public Maintained, Concrete	UNIVS DESIGN/BARRIER FREE	Main Floor Access, No Steps Entry
HEATING/COOLING SOURCE	Natural Gas, Geothermal	POSSESSION	Negotiable
HEATING/COOLING TYPE	Heat Pump, Forced Air	TERMS	Commercial Loan, Cash
Energy Star Rated		LEED-Homes	
NAHB Green Guidelines		LEED-Neighborhood	
Natl Green Build Standard		HERS-1	
Indoor Air Quality		Other Green Cert	

Public Remarks:

Commercial real estate opportunity located within the City of Cadillac, offering a prime, high-visibility location directly on S. Mitchell Street. This is a real estate-only sale; the business is not included. The property consists of two parcels totaling approximately 0.68 acres. The main building at 414 S. Mitchell Street offers approximately 5,990 sq. ft. and features an open and inviting retail showroom with beautiful tiled flooring, a rear service/shop area, storage room, lounge, two restrooms, and a small mezzanine dedicated to mechanical use. The spacious showroom layout provides excellent flexibility for a wide variety of commercial uses. The second parcel at 420 S. Mitchell Street includes approximately 2,352 sq. ft. and is currently used for cold storage. This space presents strong potential for conversion into individual storage units, additional retail space, or expanded work areas, subject to buyer plans and approvals. The seller will consider a lease at \$4,000 per month, and is open to negotiating lease terms and leased square footage to accommodate a tenant's needs. Located on the south end of Cadillac with strong traffic exposure, this property offers endless opportunities for investors or owner-users seeking a versatile commercial location.

Agent Only Remarks:

The business is not for sale. The seller is in the process of transitioning all equipment to their second location; all shelving, signage, and related items will be removed prior to closing. Tax, SEV, and taxable value reflect both parcels. The total finished square footage is approximately 5,990 sq. ft., with additional storage buildings totaling approximately 2,352 sq. ft. The seller will consider a lease at \$4,000 per month. The property is serviced by city water and sewer, along with a private well that supplies the geothermal heat pump for heating and cooling. The additional parcel, 420 S Mitchell, was formerly used as a car wash and is not currently utilized for cold storage.

Third Party Remarks:

Listing information, including data, measurements, square footage, and aerial drawings have been obtained from third-party sources and/or the seller. Information is deemed reliable but cannot be guaranteed for its accuracy, independent verification should be made by the purchaser prior to closing.

Showing Instructions:

Listing agent must be present at all showings, please reach out directly for all showing requests.



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