

# Prime Multi-use Real Estate, Cadillac MI

Primo's BBQ | 916 S. Mitchell St, Cadillac, Michigan

**\$595,000**



## Description

Prime real estate opportunity on the south end of Downtown Cadillac. There are a total of three separate buildings, all located on a sprawling 2.25-acre parcel offer room for expansion. The main building offers close to 4,000 sq ft and features a kitchen area adequate for a bustling deli, plenty of coolers for beverages, a snack and retail area, and plenty of seating. The back portion of the building is currently used for an intimate, small gathering place. Just outside the back entrance is the one-of-a-kind, 2880 sq ft renovated Greenhouse event center. The Greenhouse features brand-new roof panels, a stamped concrete floor, and radiant heaters, creating a warm, fun, and inviting atmosphere that can be used for a variety of business purposes. There is an outdoor walk-in freezer and a walk-in cooler. The third building is a 30' x 40' pole building for storage. The large lot has high visibility from Mitchell Street, with two access points, and offers convenient back-street access as well. The sale includes all equipment, furniture, and fixtures. The property is currently an owner-operated deli, Texas-style BBQ, and the Greenhouse Event Center. The opportunities are endless at this location, including

a sales location for anything that requires a small showroom and indoor display. The business in place offers a new owner a jump start on a well-established business that the community loves. A Class C liquor license is available for an additional cost. The buildings were all constructed around 2010, so come bring your ideas and own everything that is here for a fraction of the cost of new construction!

## Property Highlights

- Prime location, on the south end of Mitchell St, downtown Cadillac
- Investment opportunity features 3 buildings and 2.25 acres of prime real estate in Downtown Cadillac, offering diverse business prospects.
- This is a rare chance to continue operating an established business or to introduce your vision and contribute to the ongoing growth in Cadillac, MI.

## Summary

|                             |                  |
|-----------------------------|------------------|
| Asking Price .....          | <b>\$595,000</b> |
| Total Available Space ..... | 6,850 SF         |
| Land Size .....             | 2.25 Acres       |



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## Listing / Property Details

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|------------------------------|--|
| Asking Price .....           | <b>\$595,000</b>                                 |
| Total Available Space .....  | 6,850 SF   |
| Land Size .....              | 2.25 Acres                                       |
| Listing Price Per SF .....   | \$86.90  |
| Cap Rate .....               | N/A  |
| Real Estate Taxes .....      | \$14,420   |
| Building Class .....         | A  |
| Property Type .....          | Commercial                                       |
| Sub Type .....               | Retail   |
| Zoning .....                 | Commercial                                       |
| Building Status .....        | Existing   |
| Building Size                |  |
| Number of Buildings .....    | 3  |
| Floors .....                 | 1  |
| Year Built / Renovated ..... | 2010   |
| Primary Construction .....   | Frame  |
| Parcels .....                | 1  |
| County .....                 | Wexford  |
| Possession .....             | At Close   |
| Signage .....                | No   |
| Vacant .....                 | No   |
| Owner Occupied .....         | Yes  |
| Parking .....                | Paved Parking Lot                                |
| Terms .....                  | Conventional Mortgage<br>Commercial Loan<br>Cash |



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The Greenhouse features brand-new roof panels, a stamped concrete floor, and radiant heaters, creating a warm, fun, and inviting atmosphere that can be used for a variety of business purposes.



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## Equipment List :

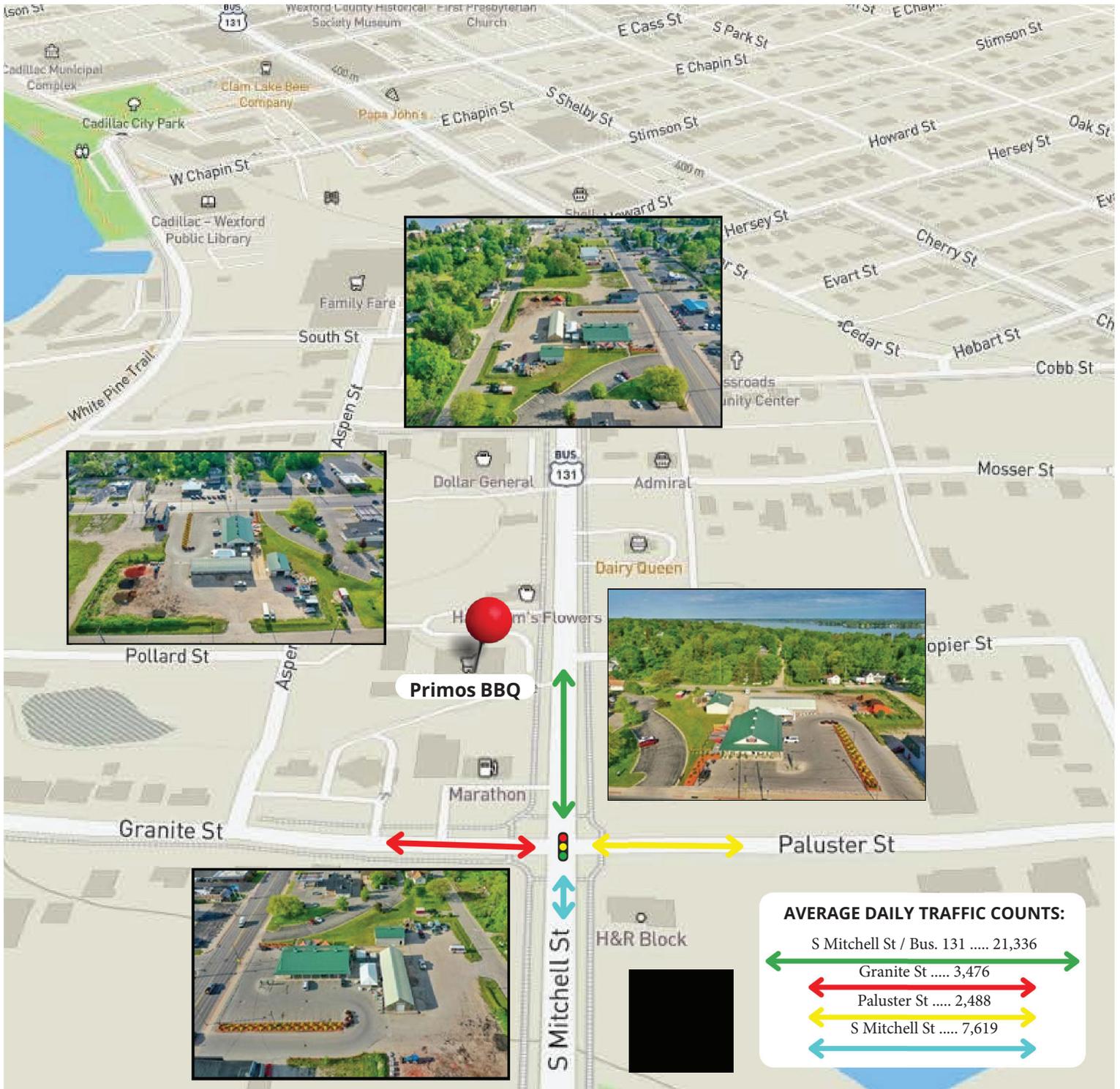
- Globe Slicer - 1/2 hp, model #3500
- Lockwood Warmer model #Ca67.
- PF 34 Omcan Deli Wrapper 18"
- Beverage-Air Refrigerator sandwich table 67"
- Work table - 72"
- 2 Hand Sinks
- Dishwasher w/ Heat booster
- 3-compartment Sink
- True Sandwich Table 60"
- McCray Refrigerated Deli Display case 96"
- Heat Max Warmer - 24"
- 4-compartment steam table 67"
- Avantco Cooler w/ Stainless Steel worktop - 48"
- True 10-tap Beer Cooler
- Beverage-Air 4-tap Beer cooler
- 2 True Pop Display cooler 54"
- 2 Garland Convection ovens 30" stacked
- 36" Stainless Steel table
- 72" Stainless Steel table
- Two 48" Stainless Steel tables
- Garland Sunfire convection oven
- GE residential stovetop/oven
- Bunn CW Coffee Maker
- Coffee grinder 20" x 60'
- Warming Box
- 5 booths w/ Tables and Attached Benches
- 14 tables
- 50 chairs
- 3 two-door Display Refrigerated Coolers
- Cal CS5500 Deli Scale
- Walk in Cooler 12' x 16'
- Walk in Freezer 8' x 12'



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