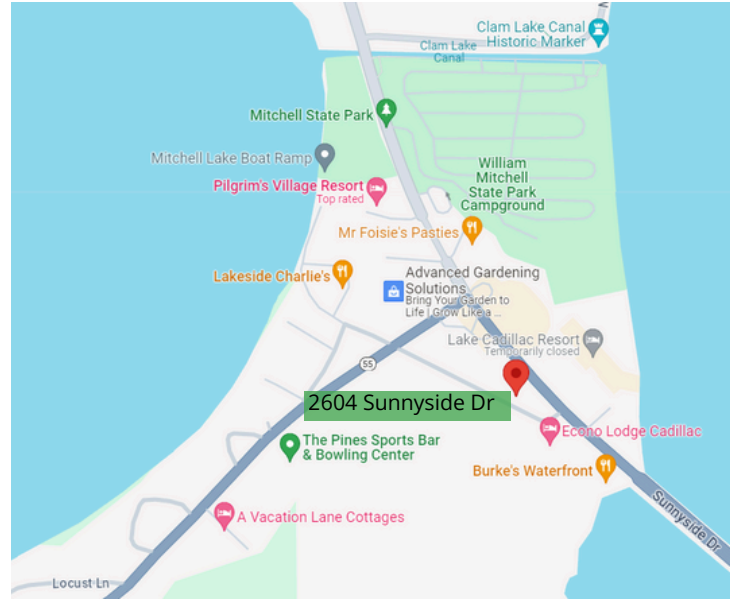


# Large Office Building For Sale

2604 Sunnyside Drive  
Cadillac, MI

\$850,000



## Listing Details | Office, Multi-Use, Retail, Hospitality

Total Available Space	<b>8,436 SF</b>	Vacant	<b>No</b>
Asking Price	<b>\$850,000</b>	Owner Occupied	<b>No</b>
Listing Price Per SF	<b>\$100.75</b>	Parking	<b>Private Lot</b>
Cap Rate	-	Terms	<b>Conv Mortgage</b>
Real Estate Taxes	<b>\$8,094</b>		<b>Commercial</b>
Possession	<b>At Closing</b>		<b>Loan</b>
Signage	<b>Yes</b>		<b>Cash</b>

## Property Details

Building Class	<b>B</b>	Number of Buildings	<b>1</b>
Property Type	<b>Mixed Use</b>	Floors	<b>3</b>
Sub Type	<b>Office, Retail, Hospitality</b>	Year Built/Renovated	<b>1962</b>
	<b>Commercial</b>	Primary Construction	<b>Frame</b>
Zoning	<b>Existing</b>	Occupancy Type	<b>Multi-Tenant</b>
Building Status	<b>8,437 Sq Ft</b>	Parcels	<b>1</b>
Building Size	<b>1.8 Acres</b>	County	<b>Wexford</b>
Land Size			
Number of Buildings	<b>1</b>		

## Description

Large office building in prime location on M-115 in Cadillac West, just south of the M-55 intersection. The building is over 9000 sq ft, and offers 22 office spaces, a conference room, four bathrooms, and wide reception and workspace areas. There are three floors with over 8400 sq ft of finished space. The furnaces have all been replaced in the last few years, and the lower level is guaranteed dry with a foundation drainage system installed. The east facing offices offer views of Lake Cadillac. The property is zoned TS-2, which offers many uses. Check out the attached zoning document and imagine other uses for this large building, and take advantage of the great location and high daily traffic counts!



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Greg  
Bosscher  
& Co

hometown  
trusted  
connected

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five star<sup>\*</sup>  
REAL ESTATE LEADERS



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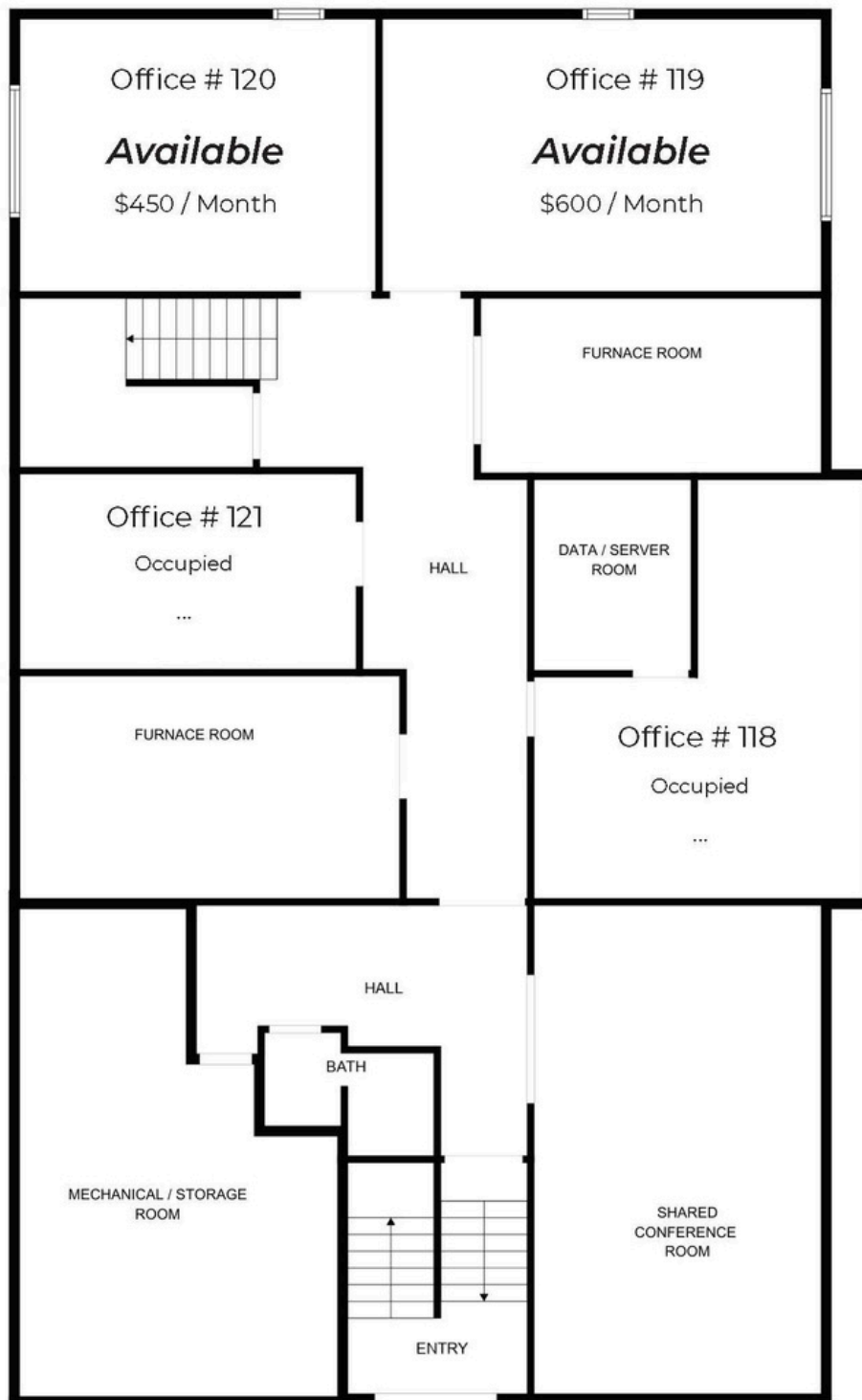


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Lower Floor



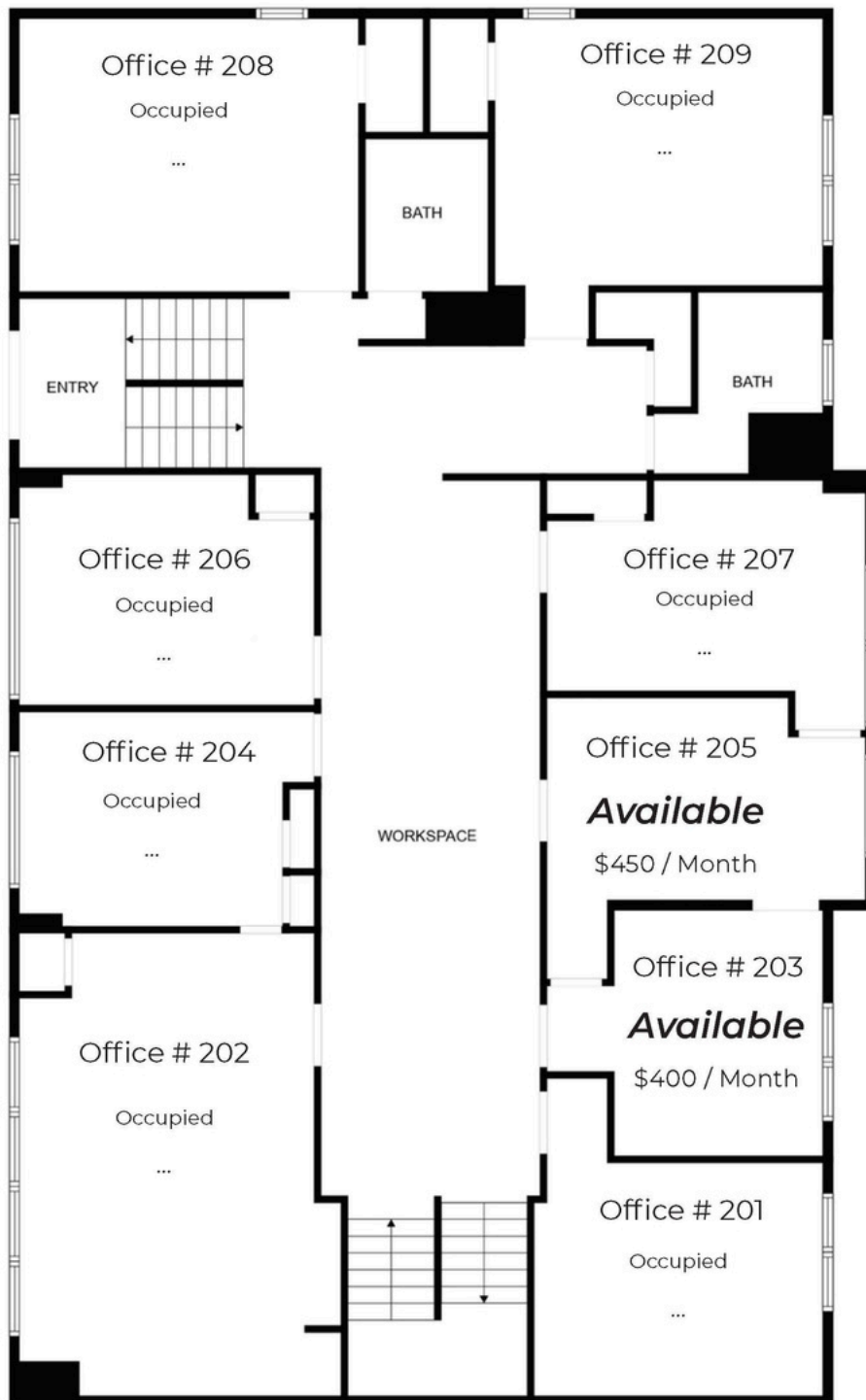


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Main Floor





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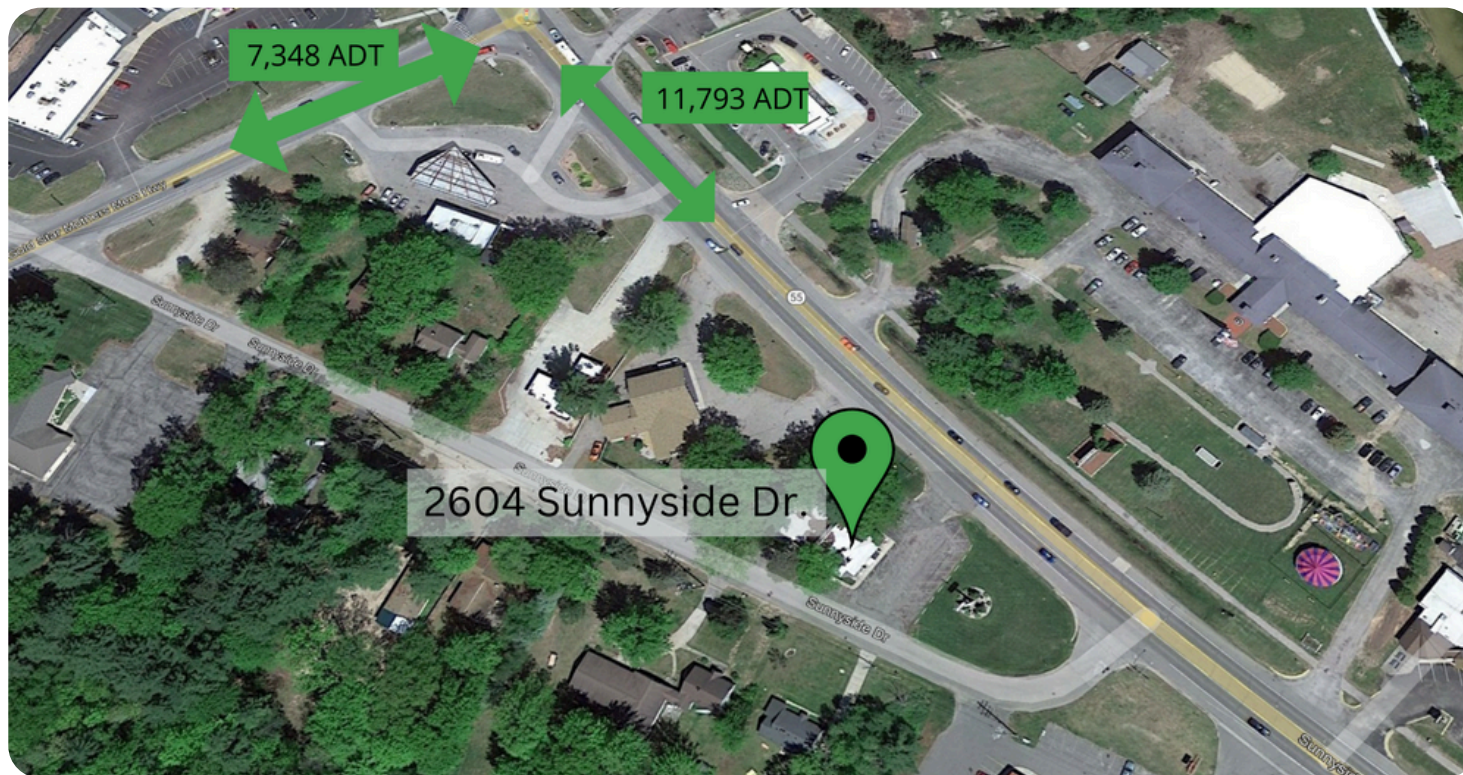




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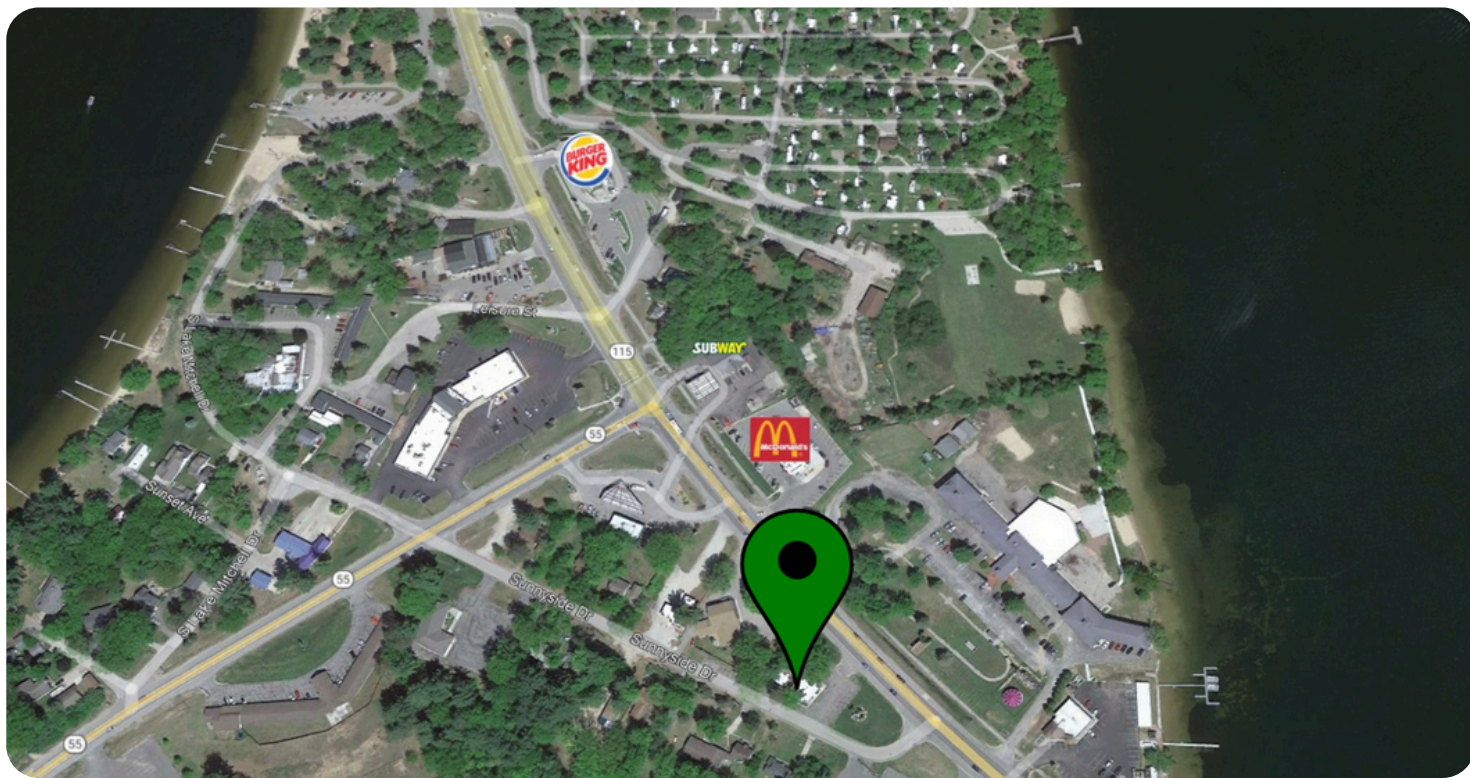
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