

FOR SALE

6444 E M-115

CADILLAC

BEDROOMS

0

BATHROOMS

0.0

SQUARE FEET

5400



**MICHELLE MAIDENS**

**231-878-8777**

[michelle@michellecansell.com](mailto:michelle@michellecansell.com)

[michellemaidens.realestateone.com](http://michellemaidens.realestateone.com)

8836 E 34 Road, Cadillac, MI 49601





FOR SALE



6444 E M-115

CADILLAC



HOUSE STYLE  
COTTAGE, RANCH

BUILT  
1971

LOT SIZE

BASEMENT  
BLOCK, ENTRANCE OUTSIDE, PARTIAL,  
SLAB  
GARAGE  
0.0

WATER  
SHARED WELL

HEATING/COOLING

FEATURES

Waste no time to check out this wonderful investment opportunity! Located just off M-115 as you are heading into Cadillac West, sits this 2.88-acre parcel with 10 rentals, a 50x80 pole barn, and Lake Cadillac views. Currently known as Lakeview Apartments of Cadillac, this establishment has been around for years. The 10 units vary in size, there are 6-studio cabins, 1-1bedroom, 2-2bedroom and 1-3bedroom. There is a private well that services all the units, they each have sewer and natural gas. The 50x80 pole barn has 16' sidewalls, 14', and a 12' overhead door. The pole barn and the 3-bedroom unit are currently occupied by one of the owners as they maintain the premises. A new owner could easily rent these out for an additional monthly income. There is also room to grow the establishment with an open area to the north that offers an open view of Lake Cadillac, buyer to verify their own information with zoning, township, city etc. Beaches, parks, camping, dining options, golfing, and so much more are all within walking distance of the property. This property must be shown by appointment only.

## REALTOR Report

For Sale

6444 E M-115

\$665,000

MLS # 1929487  
 Type Multi-Family  
 Status Active  
 Address 2  
 Unit #  
 City Cadillac  
 Zip 49601  
 County Wexford  
 Township Clam Lake  
 DevName Lakeview Apartments of Cad  
 Qtr Section  
 Town T 21N  
 Range R 9W  
 Type of Ownership Corporate Owned  
 Tax ID 2109-LKG-01A (+1)  
 Owner Lakeview Apartments, LLC  
 Total # Units 10  
 Apx SQFT 5400  
 Number of Acres 2.88  
 PrcSqft \$123.15



Summer Taxes 6659.36  
 Winter Taxes 5059.24  
 Other Taxes  
 SEV 232600  
 SEV Year 2024

Year: Summer 2023  
 Year: Winter 2023  
 Taxable Value 217,818

Map data ©2025

ApxYrBlt 1971  
 Year Updated  
 Year Remodeled  
 % of Remodel  
 G.O.I.  
 N.O.I.  
 TotOpExp  
 Insurance Exp (Monthly)  
 Electric Exp (Monthly)  
 Heat Exp (Monthly)  
 Annual Assn Dues  
 Assessment  
 Principal Residence No  
 Occupant Tenant

Natl Green Build Standard  
 NAHB Green Guidelines  
 Indoor Air Quality

LEED-Homes  
 LEED-Neighborhood  
 HERS-1  
 Year Rated  
 Other Green Cert

Body of Water  
 Front Ft  
 Water P/S  
 Lake Size  
 Lot #  
 Lot Dimensions Irregular  
 School District Cadillac Area Public Schools  
 Elementary School  
 Middle School  
 High School  
 Sign Yes  
 Dual MLS #

## DIRECTIONS:

Coming into Cadillac West(north) on M-115 property is on the east side across from Sunnyside Drive and before Dollar General

## LEGAL DESCRIPTION:

Long Legal See Associate Docs

(A) #Units	(B) #Units	(C) #Units	(D) #Units	(E) #Units
(A) Bdrm	(B) Bdrm	(C) Bdrm	(D) Bdrm	(E) Bdrm
(A) Bath	(B) Bath	(C) Bath	(D) Bath	(E) Bath
(A) SQFT	(B) SQFT	(C) SQFT	(D) SQFT	(E) SQFT
(A) Liv Rm	(B) Liv Rm	(C) Liv Rm	(D) Liv Rm	(E) Liv Rm
(A) Kit	(B) Kit	(C) Kit	(D) Kit	(E) Kit
(A) Din Rm	(B) Din Rm	(C) Din Rm	(D) Din Rm	(E) Din Rm
(A) Occupied	(B) Occupied	(C) Occupied	(D) Occupied	(E) Occupied
Monthly\$	Monthly\$	Monthly\$	Monthly\$	Monthly\$

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

ListAgType Exclusive Right to Sell  
 Sold Price  
 List Date 12/5/2024  
 Close Date  
 Pending Date  
 Financing  
 Seller Concessions  
 If Yes, \$ Amt  
 Days On Market 117

1929487

6444 E M-115

\$665,000

PROPERTY TYPE	<b>Other</b>	SEWER	<b>Municipal</b>
WATER FEATURES	<b>Water View</b>	INCLUDED IN LEASE	<b>Trash Removal, Snow Removal,</b>
STYLE	<b>Ranch, Cottage</b>		<b>Heating/Cooling, Electric, Sewer</b>
EXTERIOR FINISH	<b>Vinyl Siding, Full Log, Wood</b>	DEVELOPMENT AMENITIES	<b>Common Area</b>
ROOF	<b>Asphalt</b>	MINERAL RIGHTS	<b>Unknown</b>
PRIMARY GARAGE	<b>None</b>	INTERIOR FEATURES	<b>None</b>
ADDITIONAL BUILDINGS	<b>Pole Building(s)</b>	FIREPLACE AND STOVES	<b>None</b>
FOUNDATION	<b>Partial, Block, Slab, Entrance Outside</b>	EXTERIOR FEATURES	<b>None</b>
CONSTRUCTION	<b>Frame, Full Log</b>	LEASE TERMS	<b>Month-to-Month</b>
ROAD	<b>Public Maintained, Concrete</b>	ZONING/USE/RESTRICTIONS	<b>Commercial</b>
HEATING/COOLING SOURCES	<b>Natural Gas, Multiple Units</b>	DOCUMENTS ON FILE	<b>Other</b>
TV SERVICE/INTERNET AVAIL	<b>Cable TV, Cable Internet</b>	POSSESSION	<b>Negotiable, Subject to Tenants Right</b>
HEATING/COOLING TYPE	<b>Forced Air, Baseboard, Wall</b>	LOCKBOX	<b>None</b>
APPLIANCES/EQUIPMENT	<b>Refrigerator, Oven/Range</b>	TERMS	<b>Conventional Mortgage, Cash</b>
WATER	<b>Shared Well</b>	UNIVS DESIGN/BARRIER FREE	<b>None</b>

## PUBLIC REMARKS:

Waste no time to check out this wonderful investment opportunity! Located just off M-115 as you are heading into Cadillac West, sits this 2.88-acre parcel with 10 rentals, a 50x80 pole barn, and Lake Cadillac views. Currently known as Lakeview Apartments of Cadillac, this establishment has been around for years. The 10 units vary in size, there are 6-studio cabins, 1-1bedroom, 2-2bedroom and 1-3bedroom. There is a private well that services all the units, they each have sewer and natural gas. The 50x80 pole barn has 16' sidewalls, 14', and a 12' overhead door. The pole barn and the 3-bedroom unit are currently occupied by one of the owners as they maintain the premises. A new owner could easily rent these out for an additional monthly income. There is also room to grow the establishment with an open area to the north that offers an open view of Lake Cadillac, buyer to verify their own information with zoning, township, city etc. Beaches, parks, camping, dining options, golfing, and so much more are all within walking distance of the property. This property must be shown by appointment only.

## AGENT ONLY REMARKS:

Back on Market 2/14/25 at no fault of the property, Buyer's financing fell apart. See Associate Docs for rent info. One of the owners lives in the 3 bedroom unit and uses the pole barn for personal storage and pays no rent. The plan is to have a large sale in the Spring but if occupancy for the pole barn is needed before that the Sellers can make arrangements to remove belongings. The only rental contracts that are in place are with the tenants that have assistance with their rent, but everyone is month to month. The brown log cabin is on its own parcel which is part of the ity limits and requires a city inspection. The last inspection was completed July 2022.

## 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:

Contact Listing Agent. Listing Agent must be present at all showings. Please do not allow your Buyer to explore any portion of the property without a scheduled showing.



TENANT	APARTMENT #	DUE DATE	MONTHLY RATE	SECURITY DEPOSIT	MOVE IN DATE	SIZE
Dustin Ruppert	Log Cabin(1)	1st	1000		Jun-24	2 bed/1bath
Savannah/Paul	House(2)	17th	1200		March 25	3bed/1bath/basement
Bud Radcliff	3	21st	750		May-22	Studio
Cassandra						
Smith	4	1st	900		Mar-24	2 bed/1bath
Dave Buckey	5	1st	750		Oct-21	Studio
Joe Leliever	6	1st	750		Jun-18	Studio
Jamie Warfield	7	1st	750		Aug-22	Studio
Rick Davidson	8	1st	650		Jan-22	Studio
					25 +/-	
Roger Boehm	9	1st	700		years	Studio
Mike Keeler	10	1st	800		March -25	1 bed/bath
Owner	Pole barn		potential income			50x80, 16' sidewalls

Total Monthly Income \$8250

# Lakeview Apartments of Cadillac, LLC.

## Additional Information

- 2109-LKG-01A (Clam Lake Twp) 2.3 acres
- 10-093-00-092-00 (City of Cadillac) .58 acres. The Brown Log Cabin(#1) is the only rental on this parcel and requires inspection by the City of Cadillac.
- There are 10 rentals total, (6) studio cabins, (2) 2 bedrooms, (1) 1 bedroom, and (1) 3 bedroom with a basement
- 50x80 Pole Barn, 16ft Ceilings, (1) 14x10, and (1) 12x8 overhead door.
- (1) 5" well services all units
- Cabins (#5-#9) all share 2 hot water tanks and all have wall furnaces, the log cabin(#1) has its own hot water tank, wall furnace, and separate gas meter, and the house(#2) and attached units ( #3, #4 & #10) are heated with a boiler system located in the basement below the house and next to #10.
- Lake Mitchell Sewer Authority services all units
- Natural gas services all units
- Electric, gas, garbage, lawn care, and snow removal are all included
- For November Electric was approx. \$350, DTE \$430 and Sewer \$1113
- Taxes Summer 2023= \$6659.36, Winter 2023= \$5059.24, Total=\$11718.63
- Every unit is rented month to month



**Parcel Number** 2109-LKG-01A

**Property Addr** 6444 E M-115 HWY

**Legal Descr**

COM AT NW COR OF LOT 1: E 270 FT; S 11D 6' W 1056 FT TO S LINE OF LOT 1; S 53D 39' W 92 FT TO SW COR OF LOT 1; N 1098 FT TO POB; EXC COM 270 FT E & S 10D46'40" W 276.45 FT TO POB: TH S81D17'00" W 100 FT; S 18D35'28" E 61.48 FT; S 09D25'53" E 94.81 FT; N 81D17'00" E 33.27 FT; N 10D46'40" E 164.82 FT TO POB. - .23 A. LAKE GROVE PLAT CL. SEC. 7 T21N R9W -CAPS-

**Parcel Number** 10-093-00-092-00

**Property Addr** 6444 E M-115 HWY

**Legal Descr**

LOT 17 & THAT PART OF LOTS 15-16-18-19 & 20 LYING S OF A LINE 75 FT S'LY OF & PARA TO C/L OF HWY M-115, BLK. 5 & LOT 2, BLK 11 (THAT PART OF MICHIGAN AVE LYING W'LY OF HWY M-115 & THAT PART OF LOT 1, BLK 11 LYING W'LY OF HWY M-115 ) SEE LIBER 21, PAGE 137 VACATING & REVISING PORTION OF SUNNYSIDE PARK ADD & THAT PART OF VACATED MICHIGAN AVE REC IN L 81 PG 842 CITY OF CADILL