



FOR SALE | 6319 E M-115 Cadillac, MI

Redevelopment Opportunity



970± ft of Shoreline



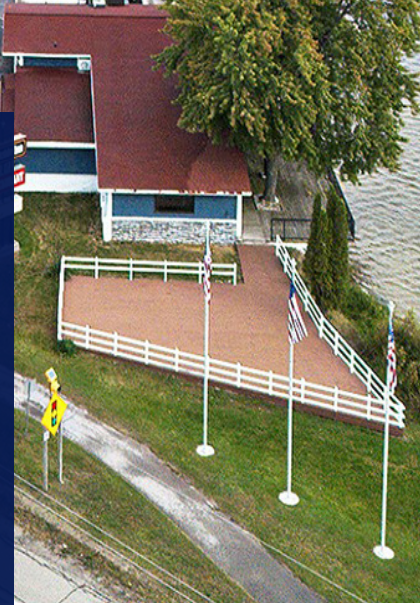
4 Commercial Parcels



8.25+ Acres



Close to **Major Highways**



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Location Overview

4 Parcels of Waterfront Land in Cadillac, Michigan

Cadillac Lake, a pristine freshwater inland lake in Cadillac, Michigan, covering approximately 1,150 acres with an average depth of 11.8 feet, presents a prime opportunity for commercial development. Its picturesque setting and recreational amenities make it an ideal location for hotels, resorts, or retail centers.



330K+

Michigan Residents Who Own Vacation Homes



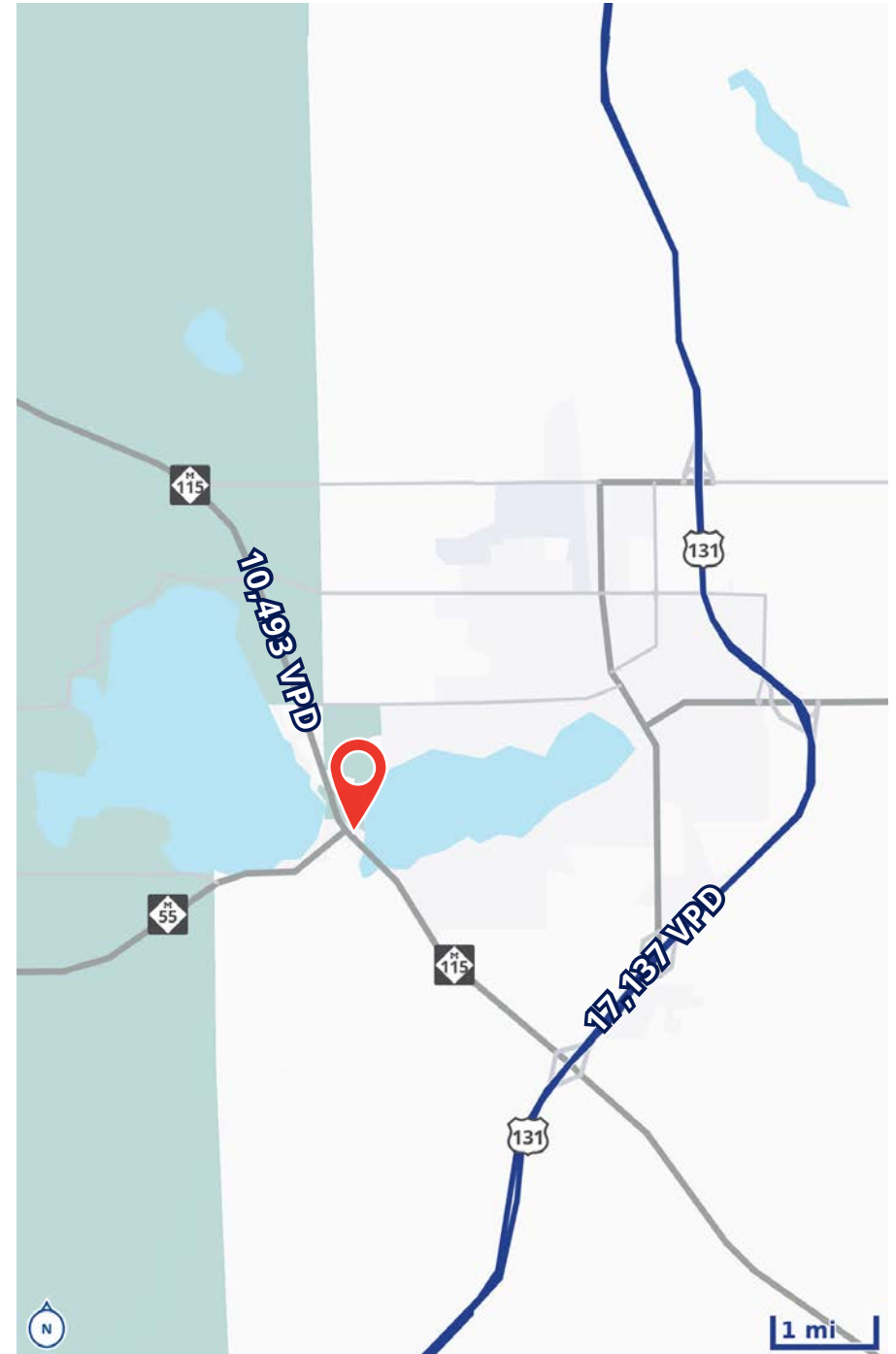
2.2M+

Midwest Residents Who Own Vacation Homes



City Center

Downtown Detroit
3 hrs / 208 Miles





Property Overview

Potential Redevelopment



Cadillac Visitors Last Year

.65 M
Overnight Trips

1.7 M
Visit Nights

PARCEL Overview

Property Dimensions



Parcel 1

Site Address	2404 SUNNYSIDE DR
Parcel Number	10-104-00-085-00
Current Tenant	Restaurant
Taxes (2024)	\$13,341.18

Parcel 2

Site Address	2420 SUNNYSIDE DR
Parcel Number	10-104-00-085-01
Current Tenant	Party Store & Ice Cream
Taxes (2024)	\$7,681.17

Parcel 3

Site Address	6319 E M-115
Parcel Number	10-104-00-081-00
Current Tenant	55 Room Resort
Taxes (2024)	\$7,810.08

Parcel 4

Site Address	E M-115 HWY
Parcel Number	10-104-00-079-00
Current Tenant	Storage
Taxes (2024)	\$13,274.52

*Actual parcel to be verified subject to survey

CURRENT
Tenant

Lake Cadillac Resort Complex



55 Rooms
BBQ, Picnic & Bonfire Areas on the beach
Party Store & Ice Cream Business

Heated Pool
Restaurant
Small Marina



CURRENT
Property

970± Feet of Shoreline with Sand for Swimming



Tri-State Mileage

Traverse City - 45 Miles

Gaylord - 92 Miles

Grand Rapids - 95 Miles

Saginaw - 108 Miles

Ann Arbor - 192 Miles

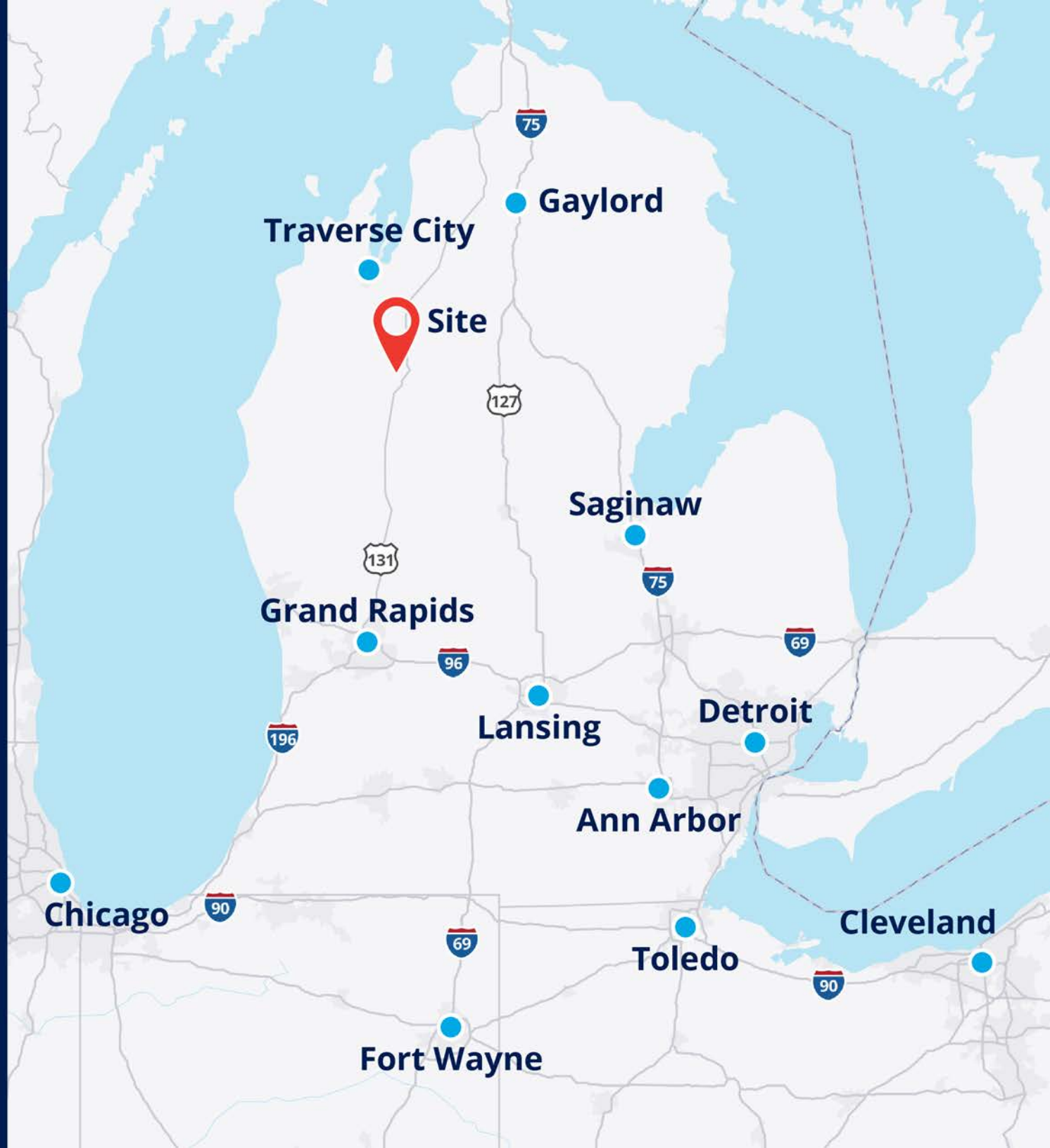
Detroit - 207 Miles

Toledo - 245 Miles

Fort Wayne - 268 Miles

Chicago - 272 Miles

Cleveland - 359 Miles





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