

# BUILDING FOR SALE AND LEASE

988 E. State St. | Cassopolis, MI 49031



## Adaptable Commercial Facility for Sale and Lease

<b>Building Size:</b>	4,000 SF
<b>Land:</b>	3.89 Acres
<b>Zoning:</b>	C-3 Central Business
<b>Built:</b>	2022
<b>Sprinkled:</b>	100% Wet Sprinkler System
<b>HVAC:</b>	Gas Heat, Central Air Conditioning
<b>Power:</b>	200A Electrical Service
<b>Utilities:</b>	Municipal
<b>Parking:</b>	~ 100 Vehicles
<b>Lease Rate:</b>	\$12.00 PSF / YR NNN
<b>List Price:</b>	\$585,000

[VIEW PROPERTY ONLINE](#)

### Details:

Versatile 4,000 SF commercial venue on 3.89 acres, offered for sale and for lease, featuring 2022 construction, a spacious open layout, and updated finishes throughout. The interior is designed to support a wide range of uses, including events, performances, meetings, and group functions.

Interior features include men's and women's restrooms, modern mechanical systems, gas-forced heat and central air conditioning, municipal water and sewer, a fully sprinkled fire-protection system, and 200A electrical service.

The site offers paved parking for approximately 100 vehicles making it suitable for event hosting, receptions, community gatherings, private functions, and organizational meetings.

The real estate is offered for sale, and all personal property is negotiable: A separate 8,000 SF clear span building next door is also available for sale or lease independently.



# NAI Cressy

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# INTERIOR PHOTOS

# BUILDING FOR SALE AND LEASE

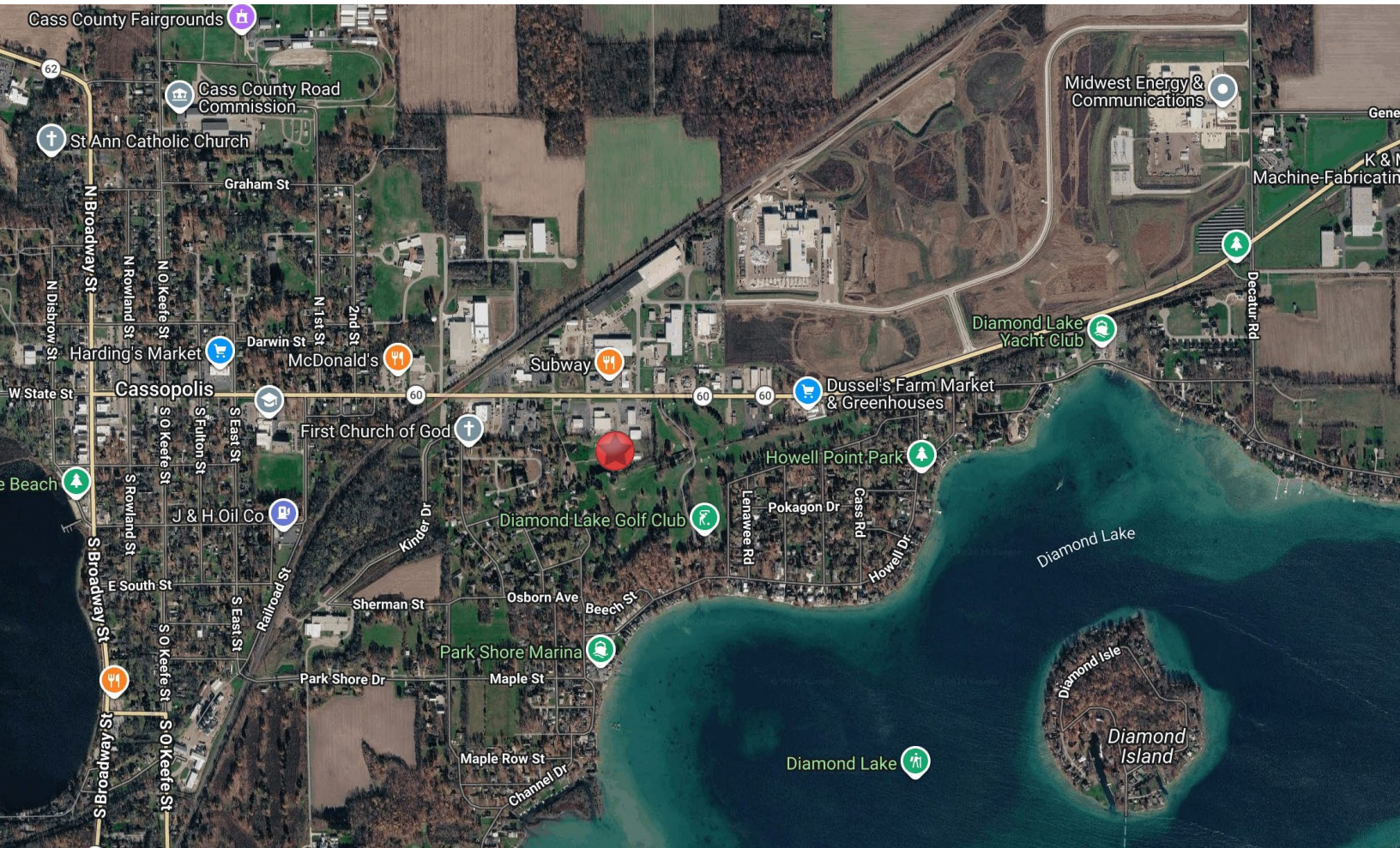
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# LOCATION OVERVIEW

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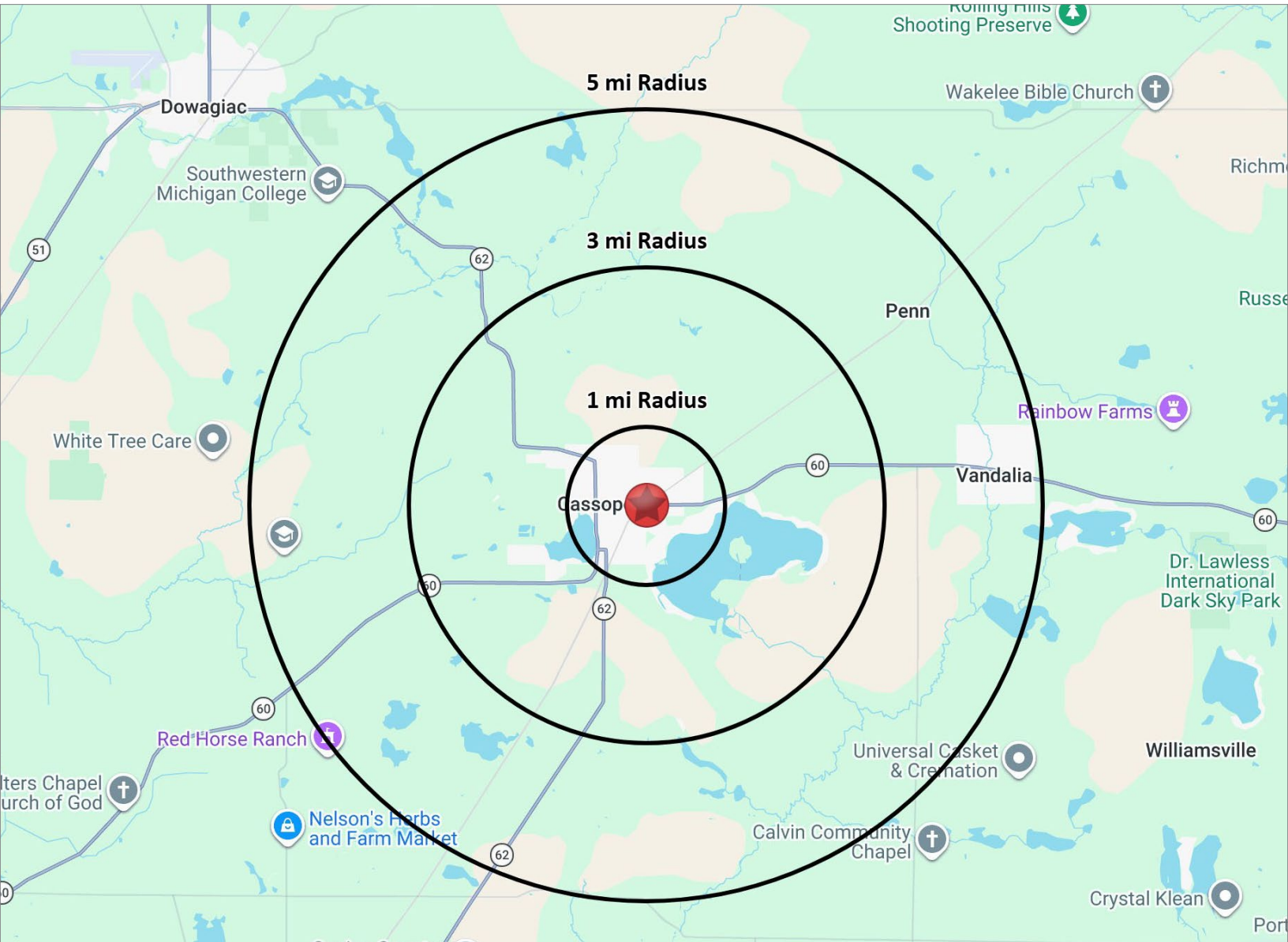


The property is located just off M-60 within the City of Cassopolis, positioned near Diamond Lake Golf Club and surrounded by key local amenities. It sits less than one mile from Diamond Lake and less than one mile from downtown Cassopolis, and M-62, offering excellent convenience and accessibility for local and regional users.



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## POPULATION

1 MILE	2,034
3 MILE	3,800
5 MILE	6,438



## NUMBER OF HOUSEHOLDS

1 MILE	562
3 MILE	1,157
5 MILE	1,975



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$93,168
3 MILE	\$104,950
5 MILE	\$101,423



## MEDIAN HOME VALUE

1 MILE	\$161,554
3 MILE	\$283,520
5 MILE	\$266,882