

CREEKSTONE
REALTY

Winding Creek Cabins

Boutique Hospitality Investment Opportunity
Turnkey Operation • Expansion Ready • Southwest Michigan

\$595,000

57440 M-40 | Marcellus, Michigan

Exclusively Listed By
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A Turnkey Boutique Hospitality Opportunity

Existing cash flow, meaningful expansion potential, and a compelling basis below estimated replacement cost.

\$595,000

ASKING PRICE

5

EXISTING CABINS

7 More

PREPARED CABIN SITES

Creekstone Realty is pleased to exclusively present Winding Creek Cabins, an established lodging business in Marcellus, Michigan. The property features five fully furnished one-bedroom cabins with full amenities, including one ADA-compliant cabin, together with guest gathering areas, a fire pit, office and utility facilities, and a scenic creekside setting.

Underground infrastructure is already in place for seven additional cabins. The offering provides immediate operations today with a clear path toward a twelve-cabin destination retreat. All furnishings are included, and the seller will credit future booking deposits to the purchaser at closing.

Owner Retirement Creates the Opportunity

The owner is retiring and relocating out of state, presenting a new operator with an established platform that has not yet reached its full marketing or development potential.



Investment Highlights

A rare combination of operating history, turnkey furnishings, expansion readiness, and tourism-driven demand.

- Five furnished one-bedroom cabins with full amenities
- One ADA-compliant cabin
- All furniture, fixtures and operating furnishings included
- Underground infrastructure installed for seven additional cabins
- Future booking deposits credited to buyer at closing
- Established short-term lodging operation
- Four-season Southwest Michigan demand
- Creekside setting with walking paths and outdoor gathering areas
- Gable Hill wedding guest collaboration
- Significant upside through stronger digital and partnership marketing
- As-built drawings available upon request
- Offered well below the anticipated cost to recreate the site

Turnkey Today

Acquire the real estate, operating business, furnishings, existing reservation pipeline, branding and goodwill in one transaction.

Expansion Tomorrow

Prepared sites and installed underground infrastructure substantially reduce the time and cost required to grow from five cabins to twelve.

Property Overview

An intimate cabin resort designed for efficient operation and a memorable guest experience.

Offering Profile	
Address	57440 M-40, Marcellus, MI
Price	\$595,000
Existing Cabins	5 one-bedroom units
ADA Accommodation	1 cabin
Expansion Capacity	7 additional cabins
Furniture	Included
Drawings	As-built drawings available



Operational Improvements

The current layout includes cabins, guest parking, a laundry/utility building, fire pit and gathering space, grilling area, walking paths and creekside grounds. The sale is structured to support a smooth operational transition.

Full Amenities

Each cabin is configured as a complete one-bedroom guest accommodation.

Accessible Lodging

One cabin is designed to provide ADA-compliant accessibility.

Turnkey Furnishings

Furniture and operating furnishings are included in the purchase price.

Existing Resort Layout

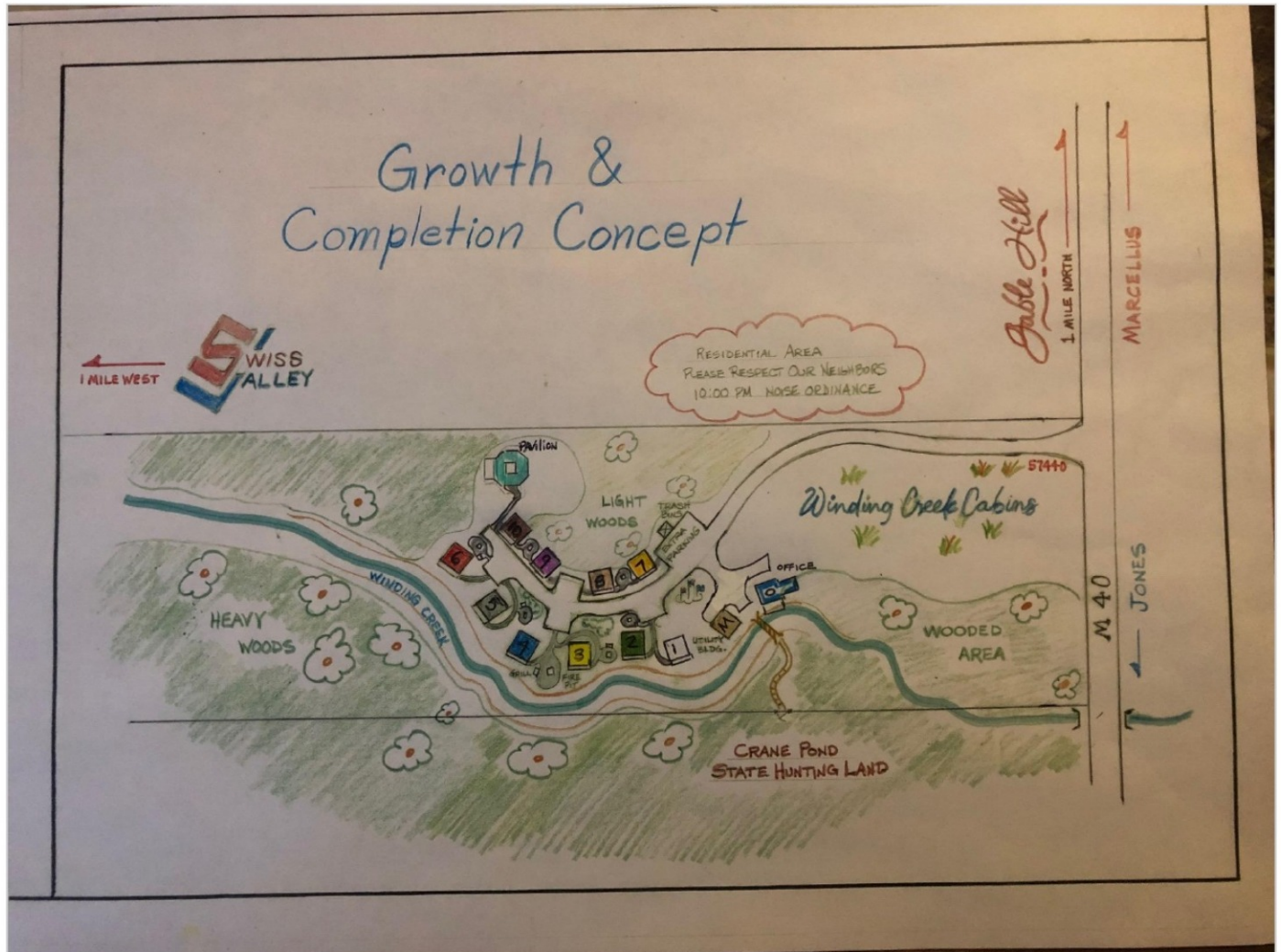
The current five-cabin operation is arranged around landscaped grounds, guest amenities and Winding Creek.



Seller-provided site rendering. Dimensions and locations are conceptual and should be independently verified. As-built drawings are available upon request.

Growth & Completion Concept

The site has been prepared for seven additional cabins, with underground infrastructure already installed.

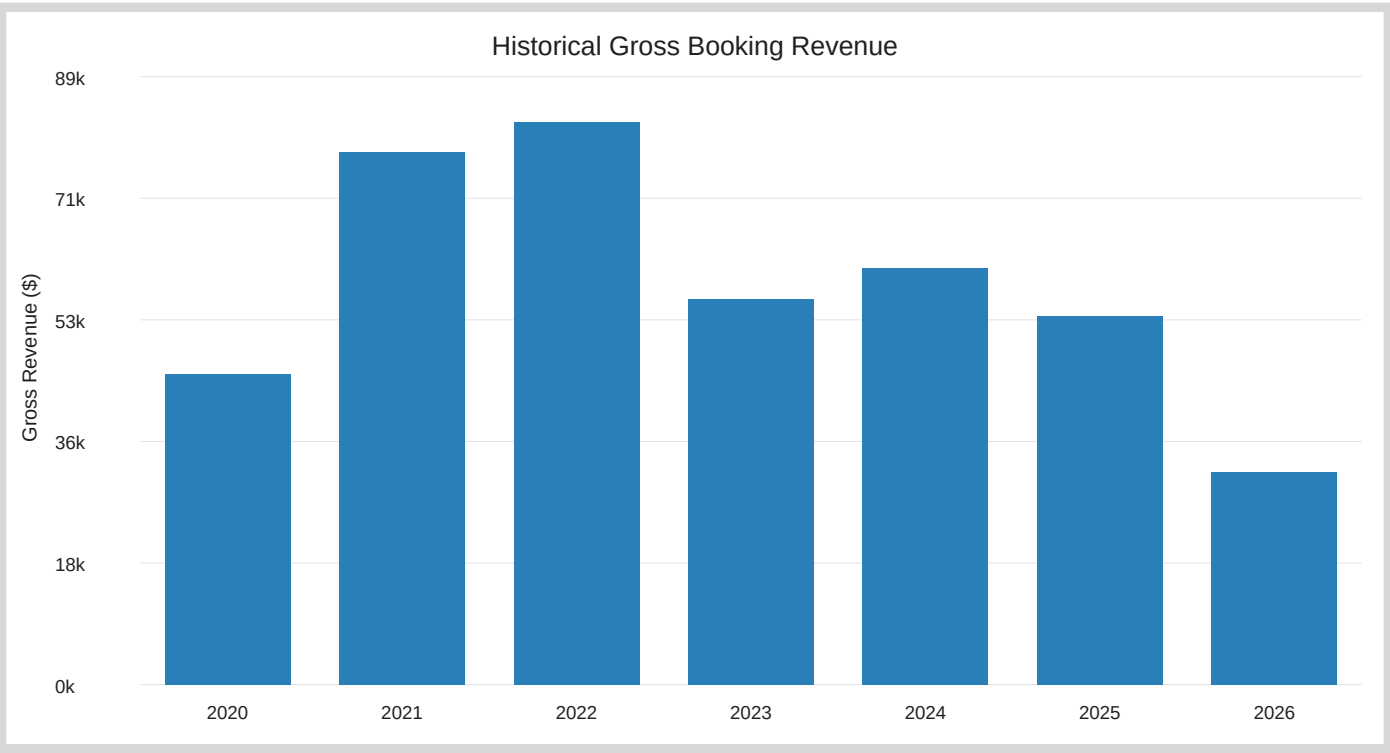


Five Cabins Today. Twelve Cabins Tomorrow.

The development concept adds seven cabins and a pavilion while leveraging the existing road system, office, utility building, guest amenities and brand.

Established Revenue History

Seller-provided operating records demonstrate multiple years of gross booking activity.

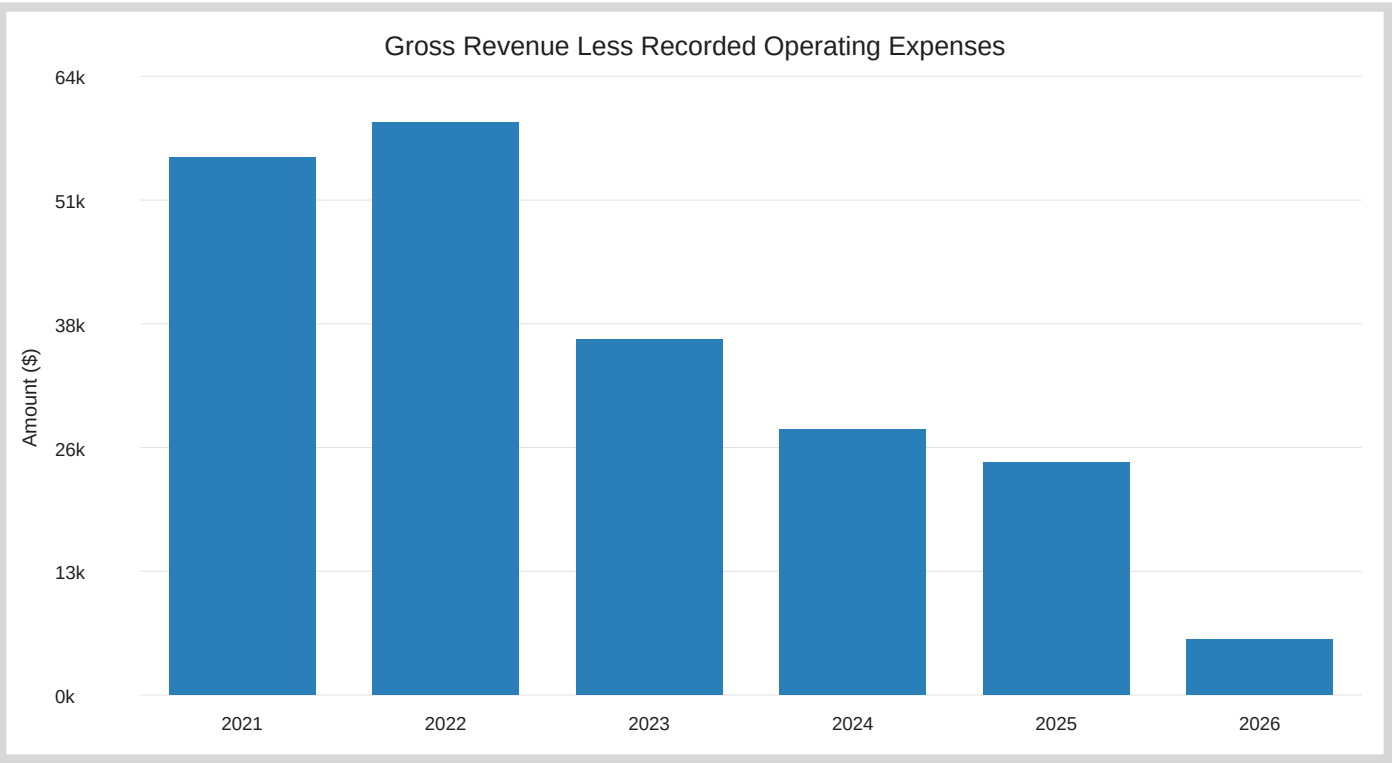


Period	Gross Booking Revenue	Net After Sales Tax & Stripe Fees
2020	\$45,464	\$41,375
2021	\$77,994	\$70,985
2022	\$82,388	\$74,998
2023	\$56,374	\$51,318
2024	\$61,009	\$55,526
2025	\$53,912	\$49,070
2026 YTD	\$31,147	\$28,356

2026 figures are year-to-date through June 2026. Financial information is seller-provided and has not been audited. Buyers should independently verify all operating results.

Recorded Operating Performance

A concise view of gross revenue less the operating expense categories recorded in the seller spreadsheets.



The financial records indicate an established operating platform with a meaningful base of recurring utility, insurance, property tax, accounting and general business expenses. Results depend on management approach, labor, marketing spend, financing, maintenance and expansion decisions.

\$82,388

PEAK RECORDED GROSS REVENUE

\$31,147

2026 GROSS REVENUE THROUGH JUNE

Existing Reservation Pipeline

Updated seller-provided bookings provide continuity for the incoming owner.

62

LISTED FUTURE CABIN RESERVATIONS

5

ALL-CABIN GROUP BOOKINGS

100%

DEPOSIT CREDIT AT CLOSING

Stay Dates	Cabin	Guest
6/11/ - 6/14	Red	Webbert
6/12 - 6/14	Gray	Armastead
6/12 - 6/14	Blue	Don B
6/12 - 6/15	Green	McGlinchey
6/19 - 6/21	ALL CABINS	Westberg
6/25 - 6/27	Red	Kemp
	Blue	Kemp
	Green	Kemp
6/26 - 6/27	Gray	Benoit
6/27- 6/28	ALL CABINS	Gonser
7/3 - 7/5	Red	Rietveld
7/3 -7/5	Blue	Jones
7/16 - 7/20	Red	Hance
7/17 - 7/19	Gray	Marquart
7/15 - 7/18	Blue	Ferenga
7/17 - 7/19	Yellow	Schmidt
7/17 - 7/20	Green	McGlinchey
7/19 - 7/21	Blue	Black
7/24 - 7/26	Red	Sorensen
7/24 - 7/26	Gray	Sorensen
7/24 - 7/26	Blue	Sorensen
7/31 - 8/3	Blue	Pierson
7/31 - 8/3	Yellow	Bernhardt
8/7 - 8/9	Blue	Zielke
8/14 - 8/16	Red	Crawford
8/14/8-16	Gray	Yearicks
8/14/8/16	Green	Kidder
8/18-8/19	Red	Lyles

Stay Dates	Cabin	Guest
8/21 - 8/24	Green	McGlinchey
8/21-8/22	Red	Grider
8/22--8/23	Red	Thomas
8/22-8/23	Gray	Thomas
8/21-8/23	Blue	Richardson
8/20-8/22	Yellow	Butler
8/22-8/23	Yellow	Brenner
9/12 - 9/13	Red	Baird
9/19 - 9/20	Red	Forrester
9/17 - 9/20	Gray	Callendar
9/17 - 9/20	Blue	Kelleher
9/18 - 9/20	Yellow	Naughton
9/18 - 9/21	Green	McGlinchey
9/24 - 9/27	Red	Lopez
9/26-9/27	Gray	Margeson
9/25-9/27	Yellow	Berragan
9/26-9/27	Green	Alberts
10/9 - 10/10	ALL CABINS	Olcheske
10/10 - 10/11	Green	Dowty
10/10-10/11	Yellow	Russ
10/16 - 10/18	Red	Vernier
10/16 - 10/18	Blue	Vernier
10/16 - 10/20	Green	McGlinchey
10/22 - 10/25	ALL CABINS	Obryan
9/16/27- 9/18/27	Red	David K
9/17/27 - 9/19/27	Gray	Young
10/15/27 - 10/17/27	ALL CABINS	Moyer

The schedule is seller-provided and may not include cancellations, modifications or additional bookings made after preparation.
“All Cabins” reservations are counted as five cabin reservations in the total shown above.

Gable Hill Wedding Guest Collaboration

A nearby event venue relationship creates a valuable lodging demand channel.



Purpose-Built for Group Lodging

Winding Creek Cabins has collaborated with Gable Hill to accommodate wedding guests seeking nearby lodging. The five-cabin configuration allows couples and families to stay together while maintaining private accommodations.

Continued collaboration with Gable Hill and other regional venues could support advance group bookings, wedding-weekend packages, preferred lodging referrals and targeted guest communication. Expansion to twelve cabins would further strengthen the property's ability to serve larger wedding groups.

A Strong Property with Untapped Marketing Potential

The next owner can pursue revenue growth before or alongside physical expansion.

Digital Demand Generation

- Search engine optimization
- Google and social media advertising
- Improved direct-booking conversion
- Retargeting and email campaigns
- Professional photography and video

Partnership & Package Sales

- Wedding venue referral programs
- Seasonal recreation packages
- Corporate and small-group retreats
- Family reunion packages
- Repeat guest loyalty offers

The opportunity is not limited to adding cabins. Stronger marketing, yield management and local partnerships can improve the productivity of the five cabins already operating.



Southwest Michigan Destination Appeal

Winding Creek Cabins offers access to wedding, recreation and leisure demand throughout the region.

Regional Demand Drivers

- Gable Hill wedding venue
- Swiss Valley Ski & Snowboard Area
- Crane Pond State Game Area
- Inland lakes and fishing
- Hunting and outdoor recreation
- Wineries, breweries and agritourism
- Notre Dame and South Bend
- Lake Michigan destinations



Regional locator map illustrating Winding Creek Cabins in relation to major Southwest Michigan demand drivers and transportation routes. Locations are approximate and not to scale.

Difficult to Replicate at Today's Cost

The asking price reflects a completed operating site rather than a raw development opportunity.

Real Estate + Cabins + Infrastructure + Business

The \$595,000 asking price includes the operating property, five furnished cabins, supporting improvements, installed expansion infrastructure, future reservations, brand goodwill and as-built documentation.

Hard Costs

Cabin construction, roads, parking, utilities, septic, electrical distribution, landscaping and support buildings.

Soft Costs

Engineering, planning, permitting, design, mobilization, inspections and construction management.

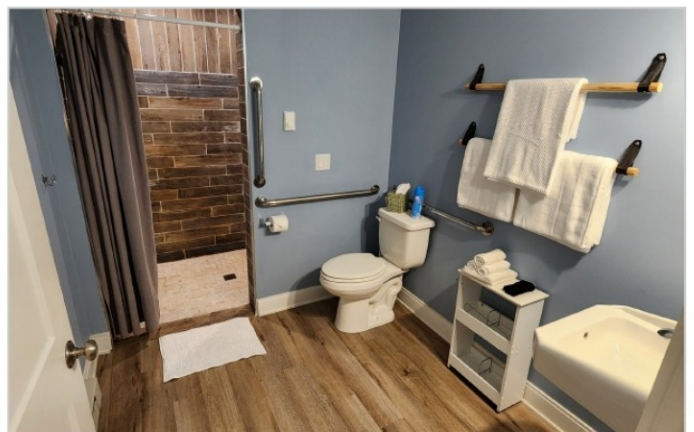
Time & Execution

Development lead time, contractor coordination, business launch, reputation building and booking history.

The property is offered well below the seller's estimate of the cost required to rebuild the existing site and operating platform.

Property & Lifestyle Gallery

Reserved for professional exterior, interior, amenity and drone photography.



Representative property photography showing cabin exteriors, interiors, guest amenities and wooded gathering areas.

Offering Summary

A straightforward acquisition designed for continuity of operations and future growth.

Transaction Details	
Purchase Price	\$595,000
Real Estate	Included
Operating Business	Included
Furniture & Furnishings	Included
Existing Reservations	Transfer subject to closing
Future Booking Deposits	Credited by seller at closing
As-Built Drawings	Available upon request
Property Tours	By appointment only



Reason for Sale

The owner is retiring and relocating out of state. The sale is not represented as the result of a property condition or operational deficiency.

Exclusively Offered by Creekstone Realty

All inquiries, tours and offers should be directed to the exclusive listing agent.

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Asking Price: \$595,000

This Offering Memorandum has been prepared for informational purposes only from sources believed reliable, including seller-provided records. Creekstone Realty does not warrant the accuracy or completeness of the information. Prospective purchasers should independently verify all financial, legal, zoning, physical and operational information and consult appropriate professional advisors.