



Investment | For Sale | 23,600 SF

**193-Unit Self-Storage Facility;
Adjacent to Meijer
Automated. High Traffic Location**

**1177 M-89 Hwy
Plainwell, MI 49080**

Overview

Turnkey, fully automated, 193 unit self-storage asset in a high-visibility retail corridor adjacent to Meijer. Low vacancy, stable rent roll, zero deferred maintenance or capital improvements needed. Remote access / management systems eliminate on-site staffing costs. A true hands-off investment for owners seeking passive, reliable income with minimal management burden. Priced to move; contact Listing Broker for financials and to schedule a tour.

Sale Price

\$3,500,000

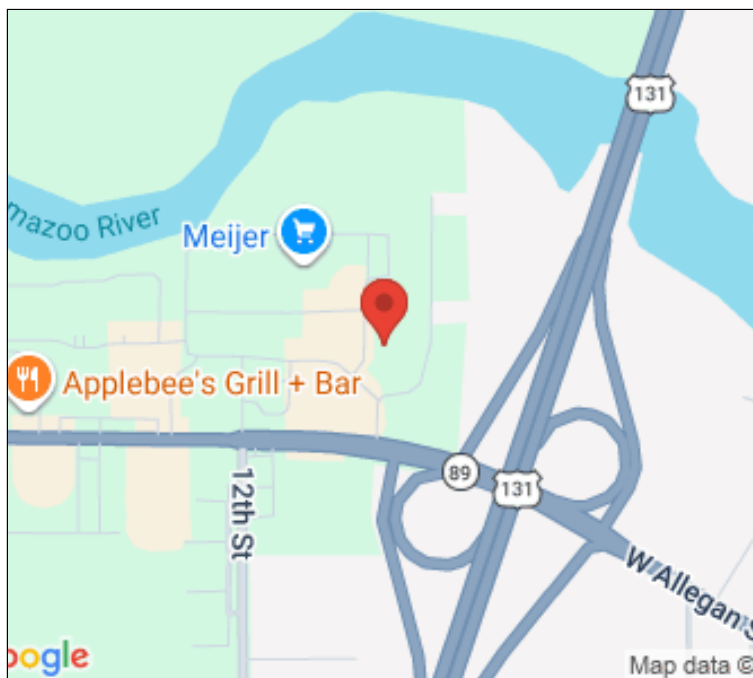
Derek Wissner
269.373.8105 [direct]
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PROPERTY FEATURES



County:	Allegan
Municipality:	Gun Plain Twp
Gross Size:	23,600 SF
Occupancy Info:	95%
Total Acres:	1.94 Acres
Recommended Use:	Investment
Zoning Code / Description:	C-2 / General Business District
Between Streets:	Adjacent to Meijer parking lot
Construction:	Metal / Frame
Roof:	Shingle
Security:	Video Surveillance
Estimated NOI:	\$252,985
Capitalization Rate:	7.2%



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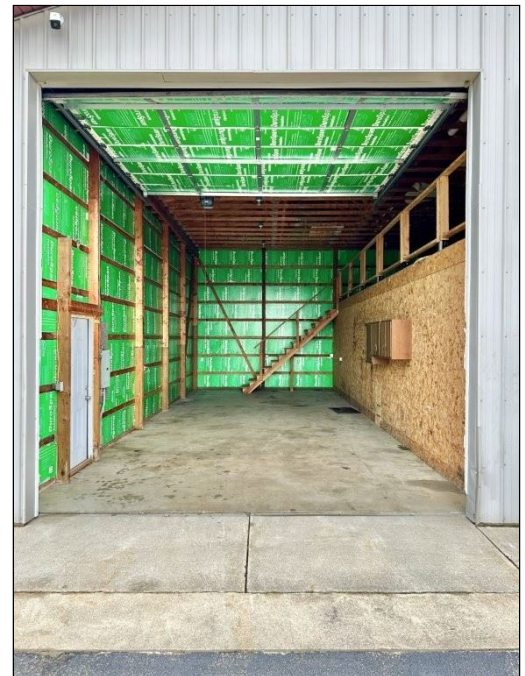
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PROPERTY PHOTOS



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