

HISTORIC MIXED-USE INVESTMENT PROPERTY

105 N Broadway Street | Cassopolis, MI



**Fully leased.
Distinctly flexible.
Built to endure.**

COMMERCIAL | RESIDENTIAL | EVENT / STUDIO

LIST PRICE	\$449,900
BUILDING AREA	9,064 SF
LOT AREA	6,484 SF / 0.1489 AC
OCCUPANCY	100% reported
UNITS	6
YEAR BUILT	1860
PRICE / SF	\$49.64
ROAD FRONTAGE	67 FT

**A downtown landmark
with multiple income streams**

Positioned across from the Cass County Courthouse, this fully occupied historic brick property combines four main-level offices, two upper-level apartments, and a dramatic studio/event venue. Original wood, exposed brick, a stone fireplace, and an open-span gathering space create a setting that is difficult to replicate.

\$40,710

REPORTED GROSS INCOME

\$6,616

REPORTED NOI

125-130

EVENT CAPACITY

2023

UPDATED FURNACE

REQUEST FINANCIALS / RENT ROLL

Financials, leases and rent roll available to qualified buyers.



CURRENT USE MIX

- Four main-level offices; approximately 600 SF of office area reported.
- Two upper-level apartments: approximately 1,100 SF one-bedroom and 800-900 SF studio.
- Dance studio use three days per week, plus weekend event rentals.
- Property reported fully occupied.

REPORTED FINANCIAL SNAPSHOT

Gross operating income	\$40,710
Total actual rent	\$40,710
Total expenses	\$34,093
Net operating income	\$6,616

REVENUE PROFILE AND UPSIDE

\$600

SATURDAY MINIMUM

\$500

SUNDAY MINIMUM

125-130

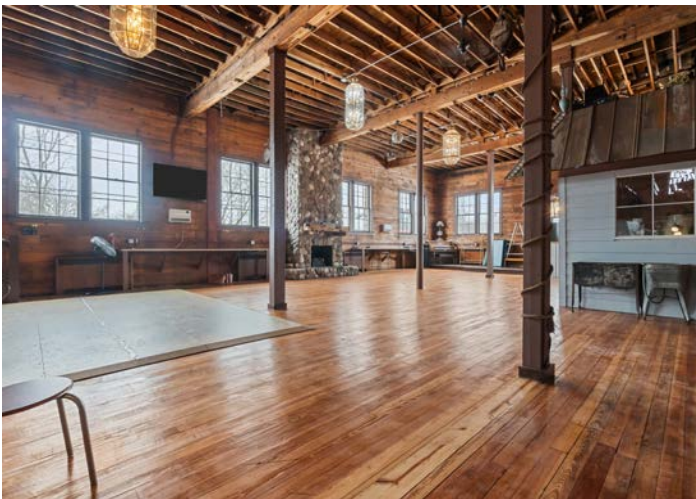
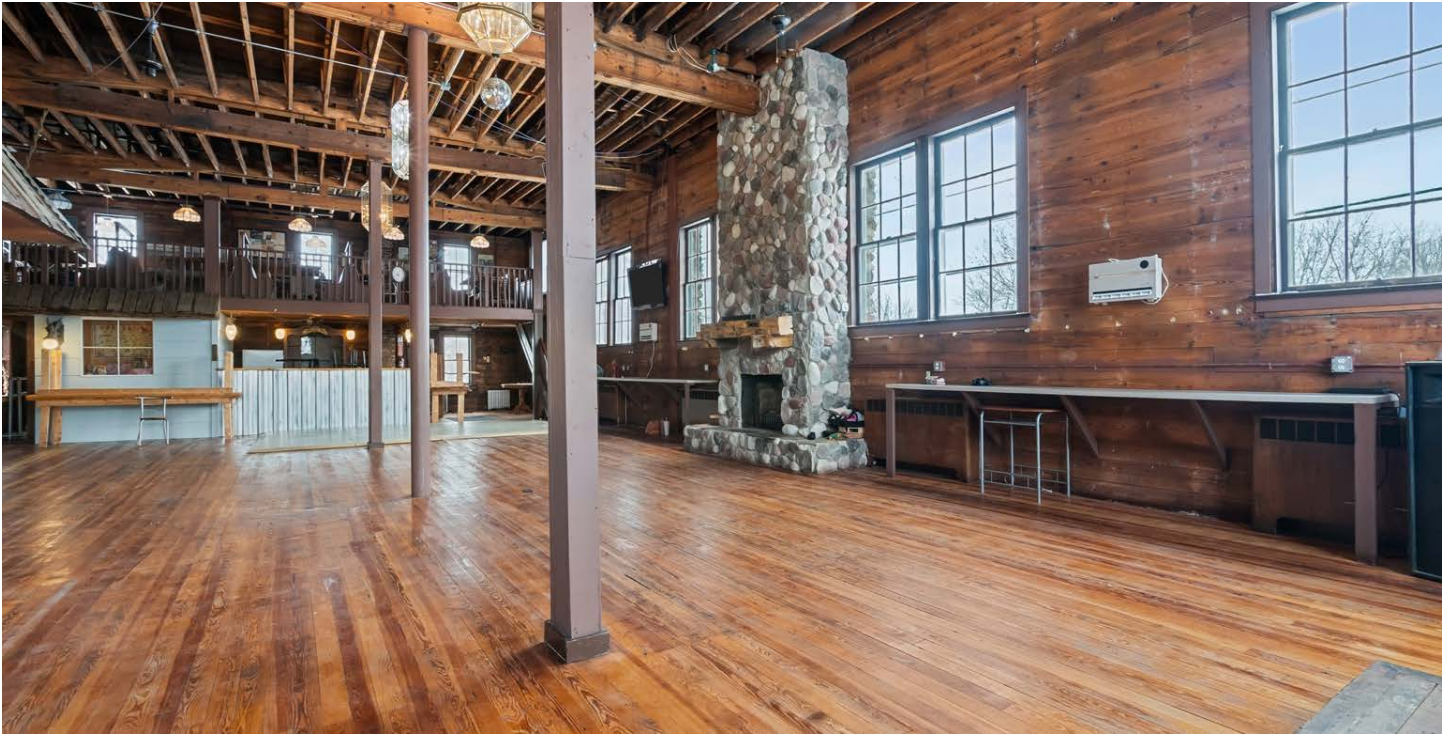
EVENT CAPACITY

~10 YRS

ROOF/ELECTRICAL/PLUMBING

The current income base spans office, residential, and studio tenancy. The venue can also generate incremental weekend revenue at reported rates of \$150/hour on Saturdays and \$125/hour on Sundays, each with a four-hour minimum. Future opportunity may include rent optimization, expanded event programming, or owner-operated use, subject to leases, zoning and approvals.

Reported figures are supplied by the seller/MLS and should be independently verified.



A memorable setting for gatherings, movement and creative use

The large open venue features hardwood floors, exposed structure, warm wood walls, brick accents, a substantial stone fireplace and a second-level loft overlooking the main floor. The space is currently used as a dance studio during the week and is available for private events on weekends.

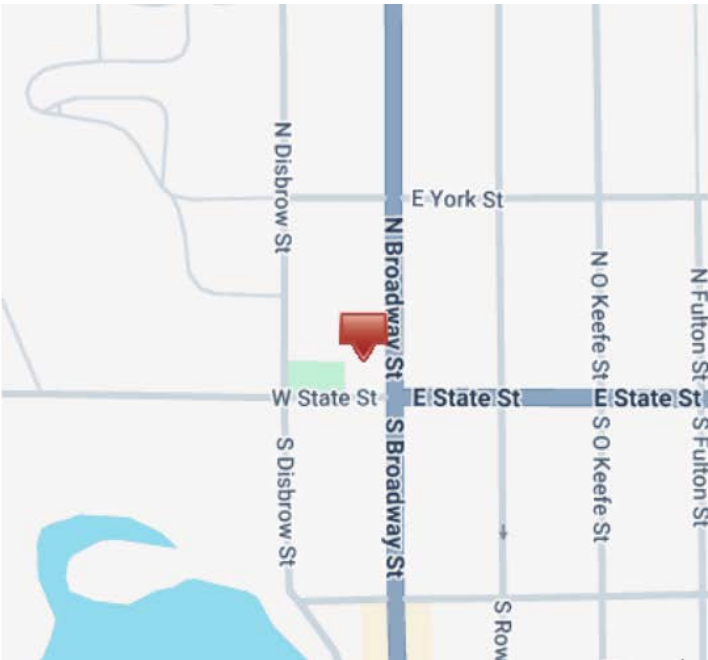
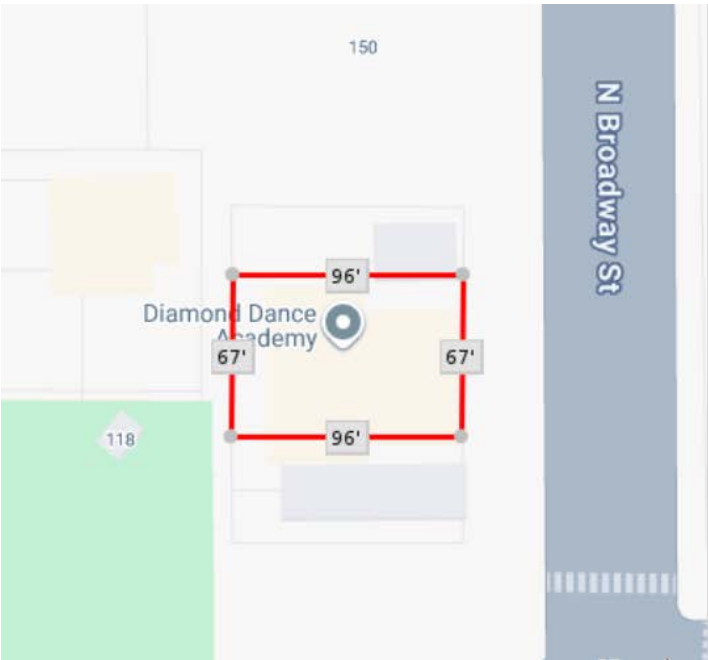


MAIN-LEVEL COMMERCIAL

- Four offices
- Approximately 600 SF of office area reported
- Office rents reported at \$350/month and \$250/month for identified suites
- High-speed internet and public utilities available/connected

UPPER-LEVEL RESIDENTIAL

- Approx. 1,100 SF one-bedroom / one-bath apartment at \$1,025/month
- Approx. 800-900 SF studio / one-bath apartment at \$750/month
- Original woodwork, exposed brick and large windows
- Both apartments reported occupied



DOWNTOWN POSITION

- Across from the Cass County Courthouse
- Near downtown businesses, civic uses and Stone Lake
- Immediate access to Broadway Street and the State Street corridor
- 67 feet of public paved road frontage
- Public water and sewer; natural gas, electric, cable and phone connected/reported

PROPERTY DETAILS

PARCEL	14-041-126-073-00
LOT DIMENSIONS	96 x 67 FT
LOT AREA	6,484 SF
BUILDING AREA	9,064 SF
LEVELS	2 finished levels
CONSTRUCTION	Brick / block / frame
HEAT	Natural gas / radiant
FOUNDATION	Combination / concrete perimeter

BUILDING SYSTEMS + USE FLEXIBILITY

Roof, electrical and plumbing are reported to be approximately 10 years old; furnace reported new in 2023. MLS-listed potential uses include professional office/service, recreation, retail, storage, and bar/tavern/lounge. All future uses, zoning and licensing should be independently confirmed.



A fully occupied asset with uncommon character

105 N Broadway offers a rare combination of current occupancy, diversified uses, downtown visibility and architectural presence. The property can continue as an income-producing mixed-use asset while preserving optionality for future operating, event, office, residential or adaptive-reuse strategies.

AVAILABLE DUE DILIGENCE

- Current financials
- Leases
- Rent roll
- MLS and property data
- Additional property information upon request

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REQUEST THE PACKAGE

105 N Broadway Street

Information has been obtained from sources believed reliable, including MLS, public records and seller-provided information, but is not guaranteed. Dimensions, income, expenses, occupancy, leases, condition, zoning, permitted uses and all other material facts must be independently verified by prospective purchasers and their advisors. Property is offered subject to prior sale, withdrawal or change without notice.