

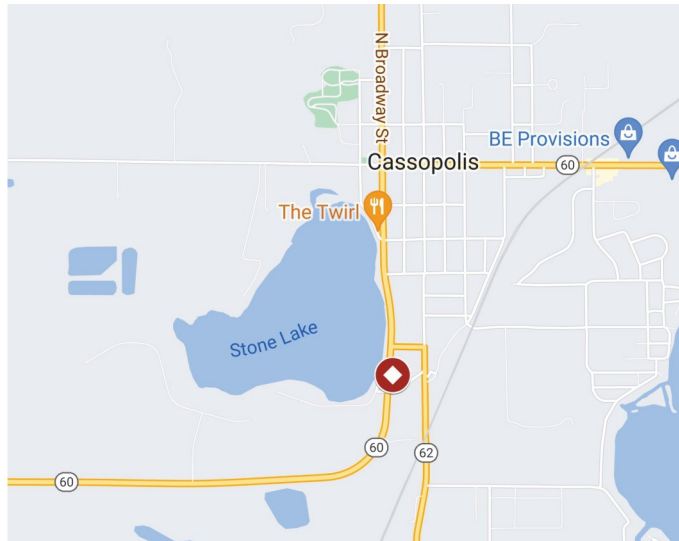


521 S. Broadway St.

Cassopolis, Michigan 49031

Property Features

- +/- 1,056 SF building on approximately +/- 0.71 acres overlooking Stone Lake
- Located at the intersection of M-60 & M-62
- +/- 30 parking spaces
- Completely remodeled with updated mechanicals
- Located in an Opportunity Zone



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Asset Overview

521 S. Broadway Street
Cassopolis, Michigan

More Than An Address

The iconic A&W building is for sale. Overlooking Stone Lake at the intersection M60 and M62, this building sits on .74 Acres +/- with an average daily traffic count over 7,000. 1,100 sq ft building with 30 parking spaces. The building has been completely remodeled with updated mechanicals. This flexible space is well suited for a variety of uses: bakery, cafe, restaurant, deli, or meat market. The beautiful lake setting could be home to a wine tasting room or relaxing salon & spa. There are grant incentives possible for this property and is located in a designated MI Opportunity Zone.

Bring your creative business ideas and be part of the rapidly growing Cassopolis community where major investments are happening. Recently, a local manufacturer CHT broke ground on a \$20 million dollar expansion. The Norway-based aluminum producer, Hydro, invested \$150 million dollars to build a production facility in Cassopolis and is slated to open in 2023. And just announced, Hydro plans to relocate their technology operations from Zeeland, MI to Cassopolis and further expand it. Additionally, an Indiana-based logistics company will soon move their operations to Cassopolis. The Village of Cassopolis has invested millions to develop a public beach, boardwalk, and pier offering kayak and paddle boat rentals. This versatile building is within walking and boating distance to these amenities which draw people from across the region, not to mention nearby Diamond Lake!

The Building

Building Size	+/- 1,056 SF
Municipality	Village of Cassopolis
Acreage	+/- 0.71 Acres
HVAC	Gas/Forced Air
Air Conditioning	100%
Signage	Building & Pylon
Parking	+/- 30 spots; on-site

Site Specifications

Acreage	+/- 0.054 Acres
Frontage	+/- 138' along Broadway St.
Parcel Dimensions	166 x 138 x 185 x 138 (Approx.)
Parcel Numbers	14-041-135-031-00 14-041-135-029-00

Sale Information

Sale Price	\$160,000
Price Per Square Foot	\$151.52/SF

Property Assessment

Assessment Year	2023
Combined SEV	\$24,000
Combined Taxable	\$23,138
Combined 2022 Winter Taxes	\$742.83
Combined 2023 Summer & Village Taxes	\$258.99
Combined Total Annual Taxes	\$1,001.82

Utilities

Electric	Connected
Natural Gas	Connected
Telephone	Connected
Water/Sewer	Connected

Equipment List

521 S. Broadway Street
Cassopolis, Michigan

- Blodgett natural gas double deck oven
- 3-bay sink
- Berkel meat slicer
- Stainless steel equipment table
- Refrigerated sandwich prep table
- Hobart Vollrath Steam table
- 82'' refrigerated deli case
- Open air cooler—Huffman
- Open air cooler—Kysor
- Polar Pak walk-in cooler; 6' x 9'
- Duo Air Type I commercial ventilation hood (make-up air must be vented through roof)
- Trane rooftop heating & cooling unit; 5-ton 120,000 BTU (not currently in-use, positioned on roof, but will need gas connection & vented into building)

*** Pepsi & Starbucks coolers are owned by Pepsi Company



Property Photography

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Cassopolis, Michigan



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521 S. Broadway Street
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GIS Aerial

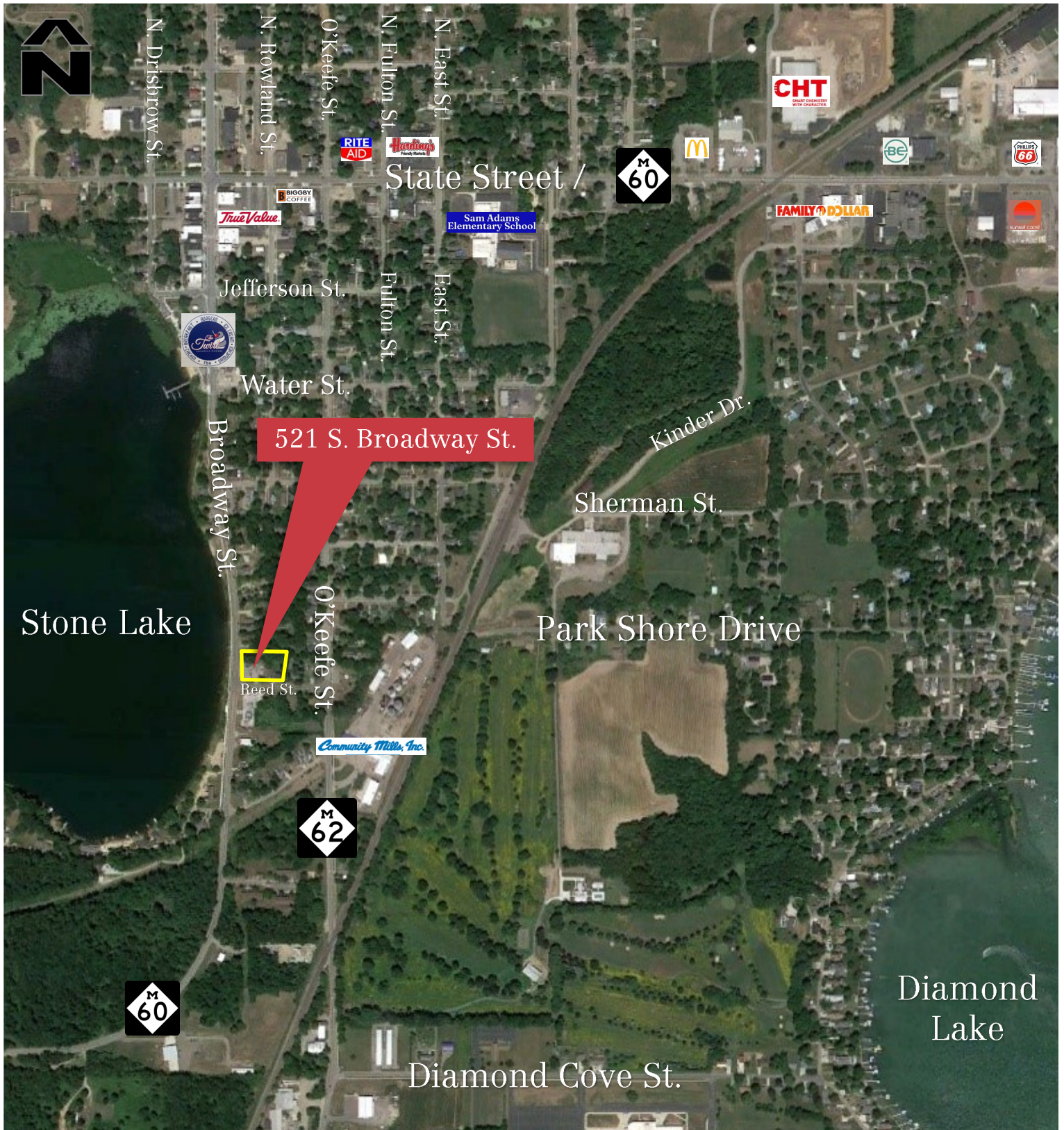
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Parcel lines and dimensions are approximate and should be verified by Buyer.

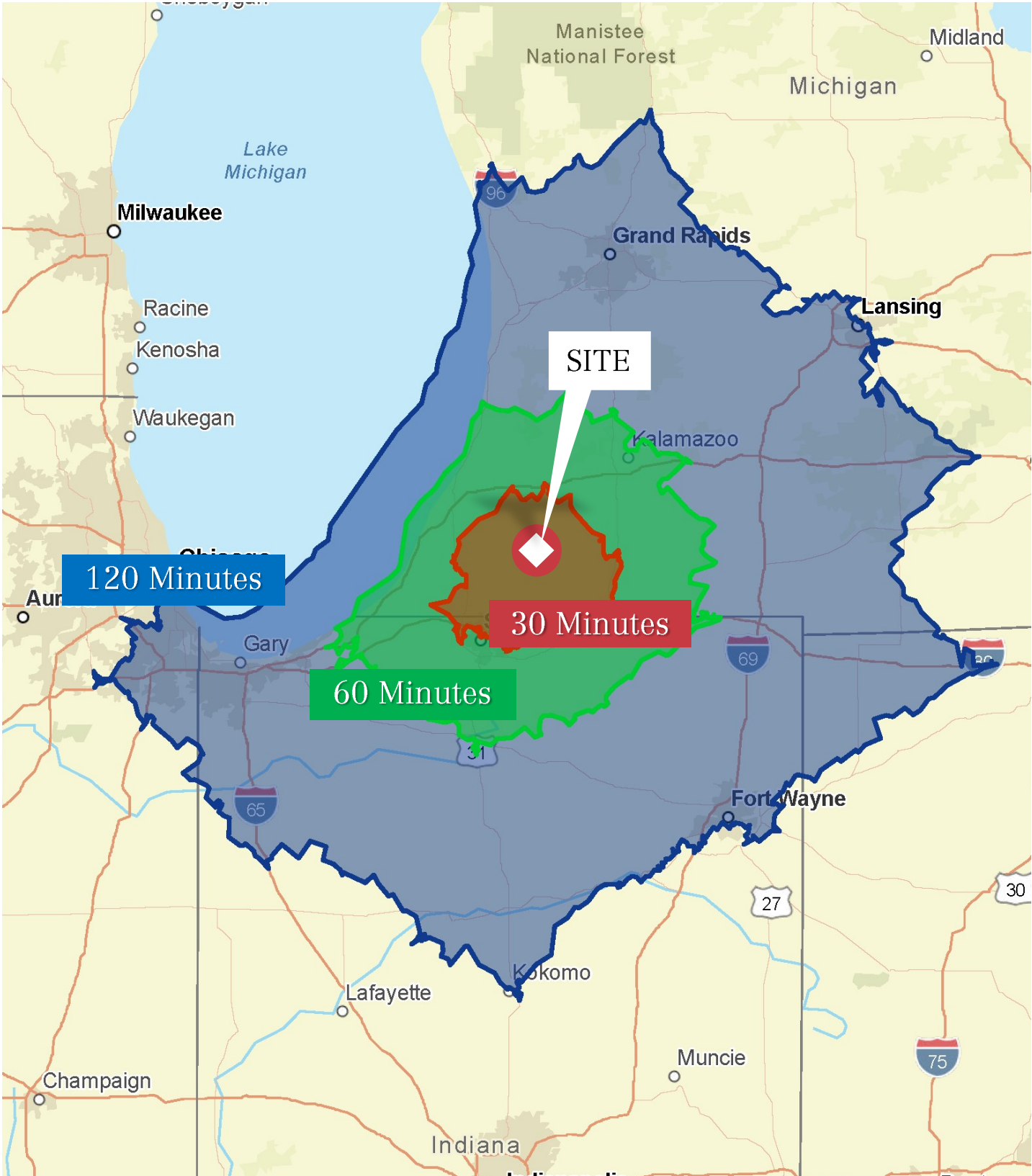
Aerial Map

521 S. Broadway Street
Cassopolis, Michigan



Drive Time Map

521 S. Broadway Street
Cassopolis, Michigan



Location Map

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