



**1125 First Ave & 221 7th St  
Cadillac, Michigan 49601**

**Property Highlights**

- Two (2) separate industrial buildings
- Buildings sit close off of main thoroughfare through Cadillac
- One (1) apartment unit attached to the front of the 1st Ave building as well as second story space



For More Information

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# Property Overview

1125 1st Ave & 221 7th St  
Cadillac, Michigan 49601



## Property Information

|                             |                                |
|-----------------------------|--------------------------------|
| <b>Location:</b>            | Corner of 7th St and First Ave |
| <b>Total Building Size:</b> | 10,182 SF                      |
| <b>Municipality:</b>        | City of Cadillac               |
| <b>PPN:</b>                 | 10-061-00-198-00               |
| <b>Acreage:</b>             | 0.623 Acres                    |
| <b>Parking:</b>             | Surface; On-Site               |
| <b>Zoning:</b>              | I-1 Light Industrial           |

## Utilities

|                        |                  |
|------------------------|------------------|
| <b>Electric:</b>       | Consumers Energy |
| <b>Telephone:</b>      | Choice           |
| <b>Natural Gas:</b>    | DTE              |
| <b>Sanitary Sewer:</b> | City of Cadillac |
| <b>Storm Sewer:</b>    | City of Cadillac |
| <b>Water:</b>          | City of Cadillac |

# Sale Overview

1125 1st Ave & 221 7th St  
Cadillac, Michigan 49601

## Sale Information

|                       |              |
|-----------------------|--------------|
| Price:                | \$375,000.00 |
| Per SF:               | \$36.83      |
| SEV (2023):           | \$122,900.00 |
| Taxable Value (2023): | \$41,827.00  |
| Summer Taxes (2023):  | \$960.40     |
| Winter Taxes (2023):  | \$1,910.53   |
| Total Taxes (2023):   | \$2,870.93   |

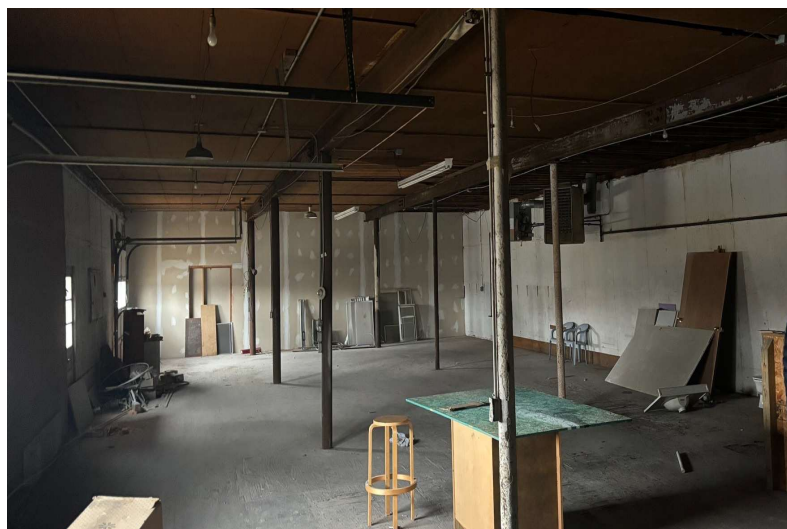
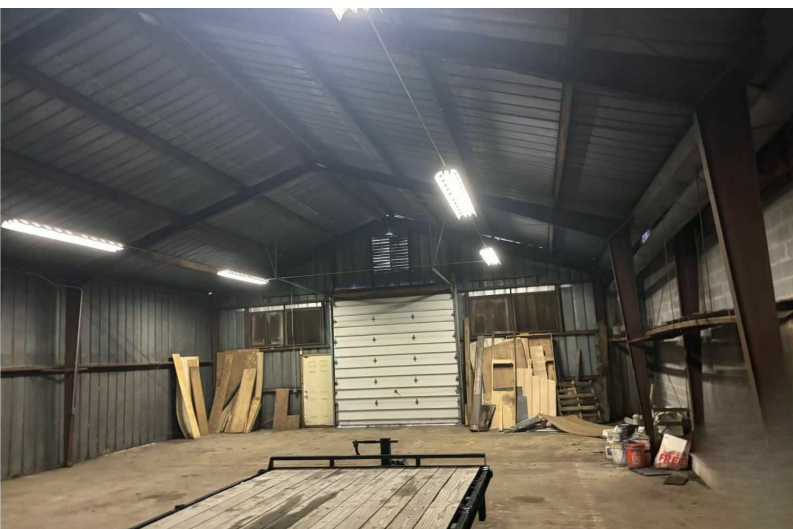
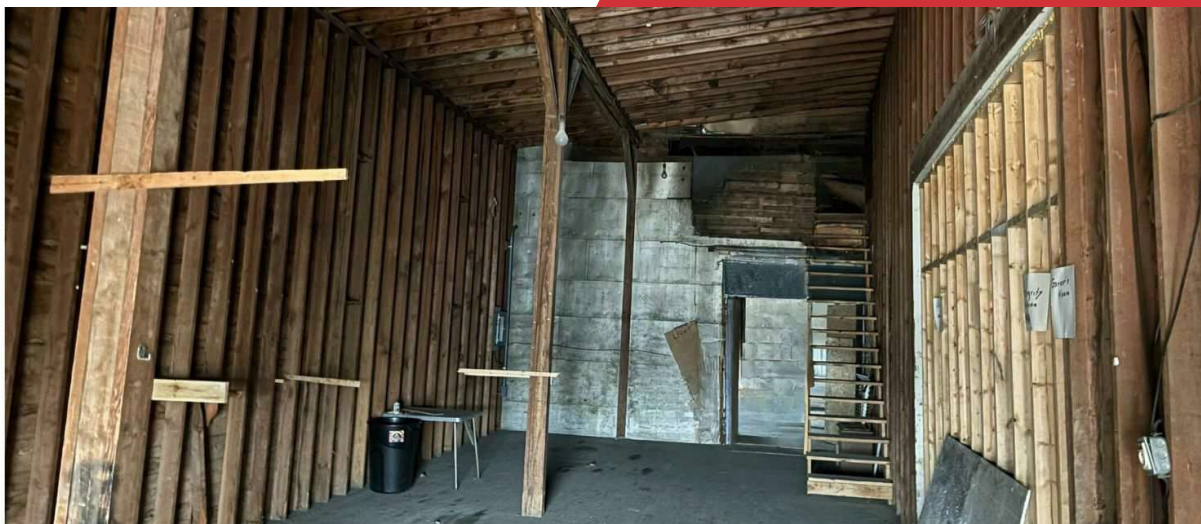
## Legal Description

LOTS 9-10-11 & W 1/2 LOT 12 & THE N 50 FT OF LOT 13 & LOT 14 & E 25 FT OF THE N 50 FT OF LOT 12, BLOCK 141, DIGGINS FIRST ADDITION, CITY OF CADILLAC



# Additional Photos

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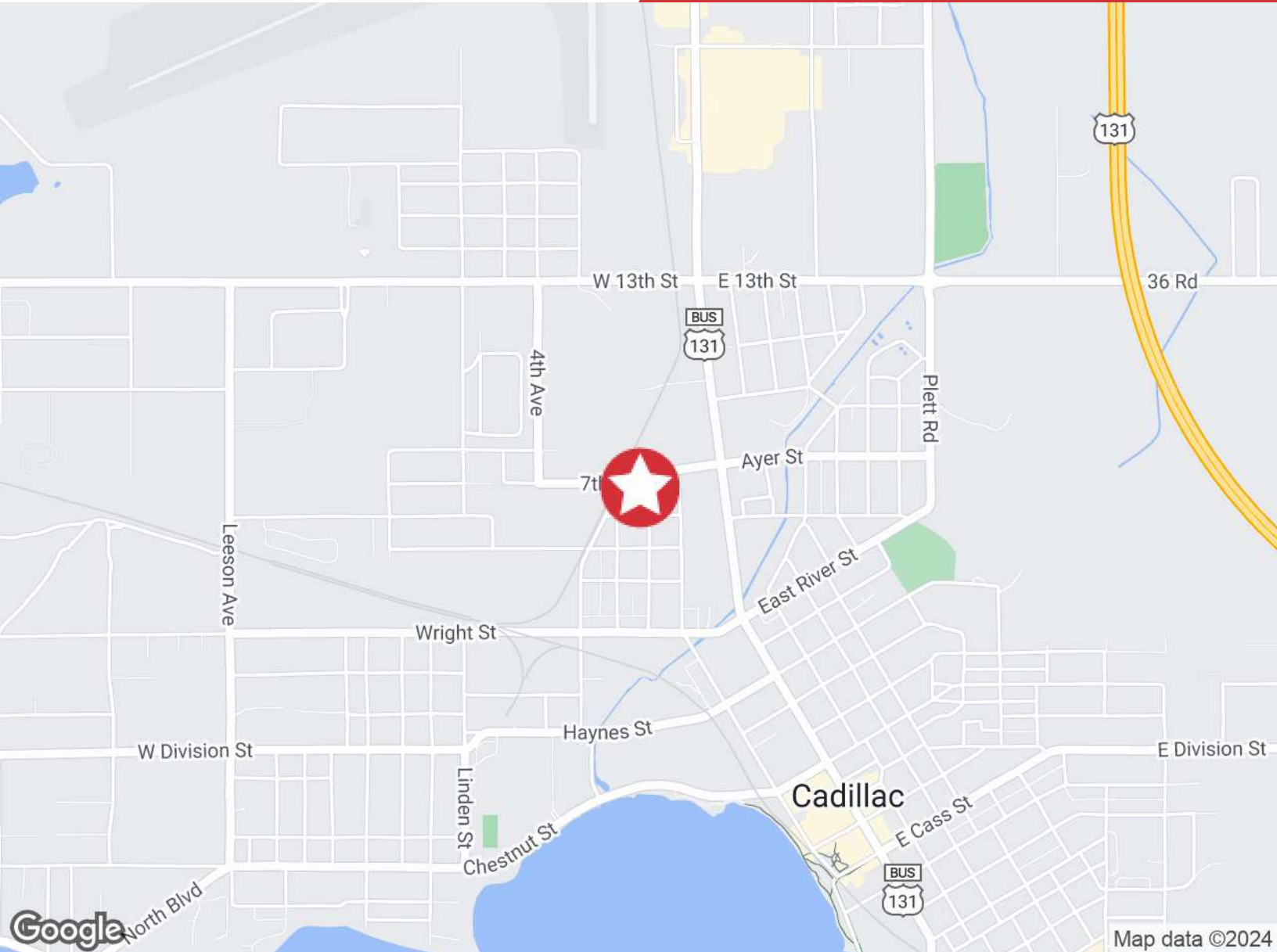
# Parcel

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Cadillac, Michigan 49601



# Location Map

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## Proximity

|                  |             |
|------------------|-------------|
| I-96 @ US-131    | 91.43 Miles |
| US-131           | 2.50 Miles  |
| State Road 55    | 1.54 Miles  |
| State Road 115   | 3.87 Miles  |
| US-10            | 27.82 Miles |
| US-31 (Manistee) | 47.36 Miles |