

SELF STORAGE & OFFICE FACILITY IN CADILLAC, MI JUST WEST OF MITCHELL ST, NEAR US-131



FOR SALE

8169 E. 34 Road
Cadillac, MI

AVAILABLE
9,960 SF
1.24 Acre Site

BLAKE ROSEKRANS

Vice President

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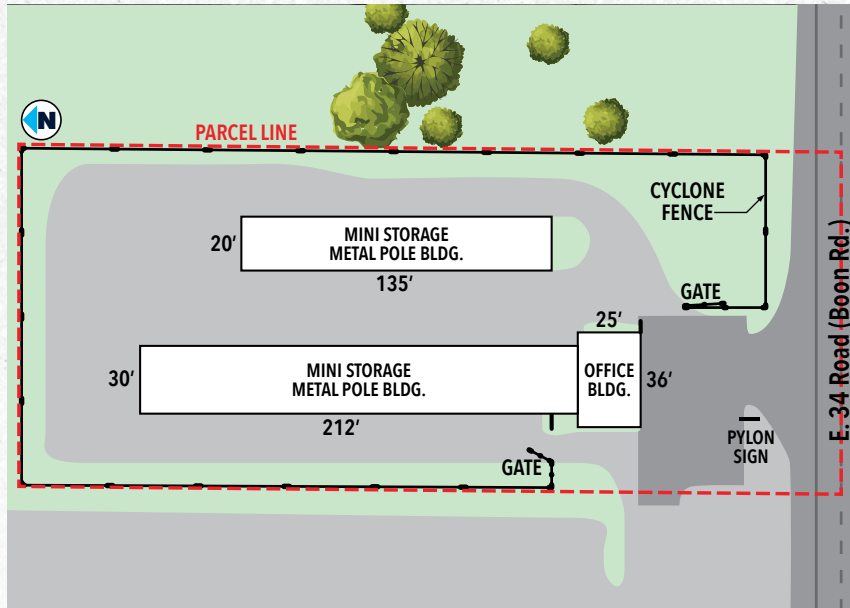

Martin

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PROPERTY BROCHURE

8169 East 34 Road (Boon Road), Cadillac, MI

SITE PLAN



70 Unit Mini-Storage Facility and 900 SF Office Building

This 1.24-acre site features two metal self-storage buildings totaling 9,060 SF, comprising 70 non-climate-controlled units. Attached to one of the storage buildings is a 900 square foot office space. The property is partially fenced and currently operates with below-market rental rates for both the storage units and office space, offering strong potential for increased income.

Location & Economy

Situated in a mixed-use neighborhood, the area has seen significant commercial development since the mid-1980s. Infrastructure improvements, including the widening of U.S. 131 and the construction of a bypass in 2002, have spurred economic growth. These upgrades led to the development of a 175,000 square foot community mall, a Meijer Superstore, and a Walmart, along with various other franchise and independent commercial establishments between Boon Road and downtown.

The community serves as a major employment hub, supported by city and county offices, a hospital, and a school system. This economic activity enhances the viability of commercial investments in the area.

PROPERTY INFORMATION



AVAILABLE:
9,060 SF Mini
Storage & 900 SF
Office Building



SITE:
1.24 Acre,
Partially Fenced



BUILT:
1987, 1994,
1997



LOCATED:
Near Busy
Retail Corridor



ZONING:
Industrial
Zoning



MAIN ARTERY:
Near Mitchell St./
Bus. 131

SALE PRICE

\$389,000

CASH OR NEW MORTGAGE

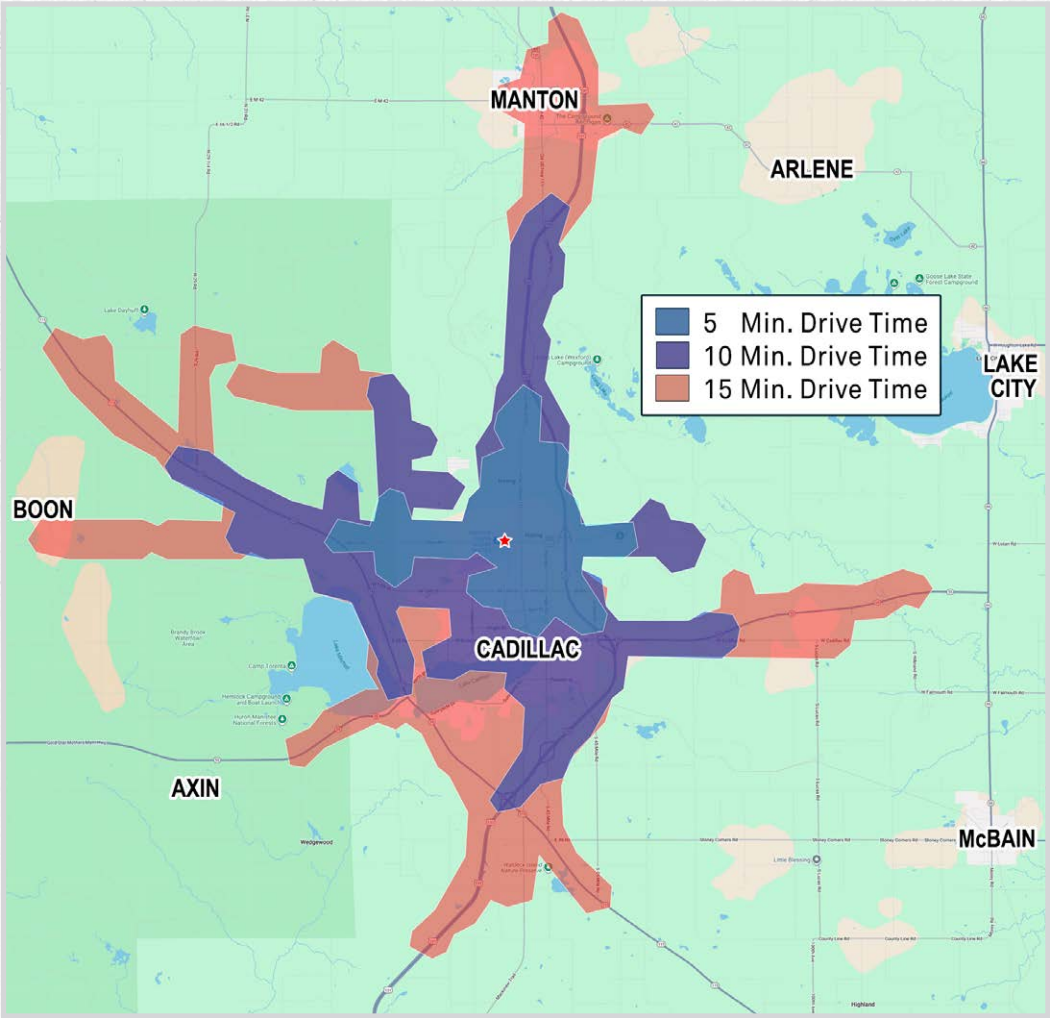
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AREA DEMOGRAPHICS

Demographics			
Parameter	1-Mile	3-Mile	5-Mile
Population	663	10,410	16,778
Housing Units Rental	19%	32.8%	31%
Average HH Income	\$104,473	\$79,071	\$89,786

Traffic Counts	
East 34 Road (Boon Road)	7,196 V.P.D.
Mitchell Street	11,353 V.P.D
US-131	22,163 V.P.D

DRIVE TIME MAP



PROPERTY FACTS

Unit Count by Size and Rent as of July 2025

Qty.	Size	SF	Monthly Rent	Year/ Unit	Subtotal	\$/SF
12	5'x10'	50	\$25	\$300	\$3,600	\$6.00
34	10'x10'	100	\$35	\$420	\$14,280	\$4.20
13	10'x15'	150	\$45	\$540	\$7,020	\$3.60
11	10'x20'	200	\$55	\$660	\$7,260	\$3.30
Total Units: 70			Gross Storage: \$32,160			
1	Office Space	900	\$650	\$7,800	\$7,800	\$8.67

Total Gross: \$39,960

Tax Authority: Haring Charter Township

Parcel #:	2209-21-3307
2025 SEV:	\$152,000
2025 Taxable Value:	\$95,778
2024 Taxes:	±\$4,811



8169 East 34 Road (Boon Road), Cadillac, MI

<0.5 Miles
to Mitchell Street (Business 131)

2.4 Miles
to Downtown Cadillac

<5 Mile
radius of 13 apartment
complexes

**Centrally
Located**
near growing community and
vibrant retail corridor

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