



7334 E Duck Lake Rd Unit 4 | Lake Leelanau, MI 49653

SALE PRICE:	\$150,000
BUILDING SIZE:	1,050 SF
YEAR BUILT:	2025
ZONING:	COMMERCIAL

PROPERTY OVERVIEW

Now taking reservation for a new 1,050 sq. ft. storage condo end unit (30'x35'). Central M-204 Leelanau County location just east of the Village of Lake Leelanau. The unit includes a 14'x12' insulated overhead door with 2 rows of windows, service door, large window on south side, and gas line to unit. Building features metal roof, 16' ceiling height, insulated partition wall and 5' concrete apron. Wired with 125 amp panel, 6 electric outlets, and 2 light outlets. Perfect for boat, RV and auto storage or extra workspace. Occupancy is planned for spring. See pricing for available upgrades including adding plumbing connection for restroom/water, mezzanine and gas heater. Or improvements can be completed by buyer post-closing. Marketing photos are of the completed 7336 E. Duck Lake Rd end unit which has similar design/construction.

PROPERTY HIGHLIGHTS

- Central Leelanau Location
- M-204 Access
- 14' Overhead Door
- Plumbed For Restroom

BILL SOMERVILLE | Senior Associate | Commercial Realtor | 231.929.2955 | bsomerville@threewest.com



STORAGE CONDO FOR SALE

7334 East Duck Lake Road, Unit 4

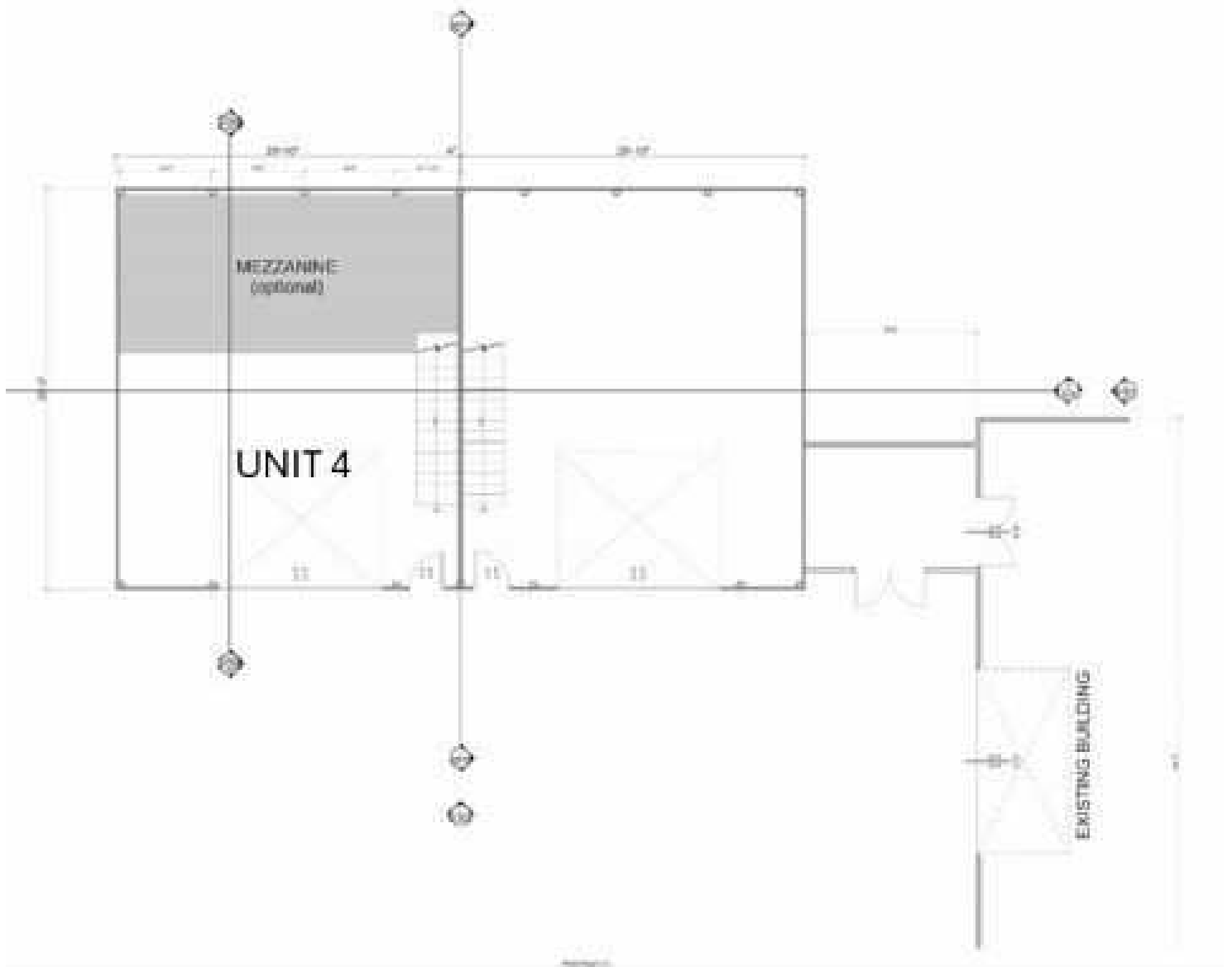


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Project Name
Client Company

Unit 4 - Unit 4 - Unit 4

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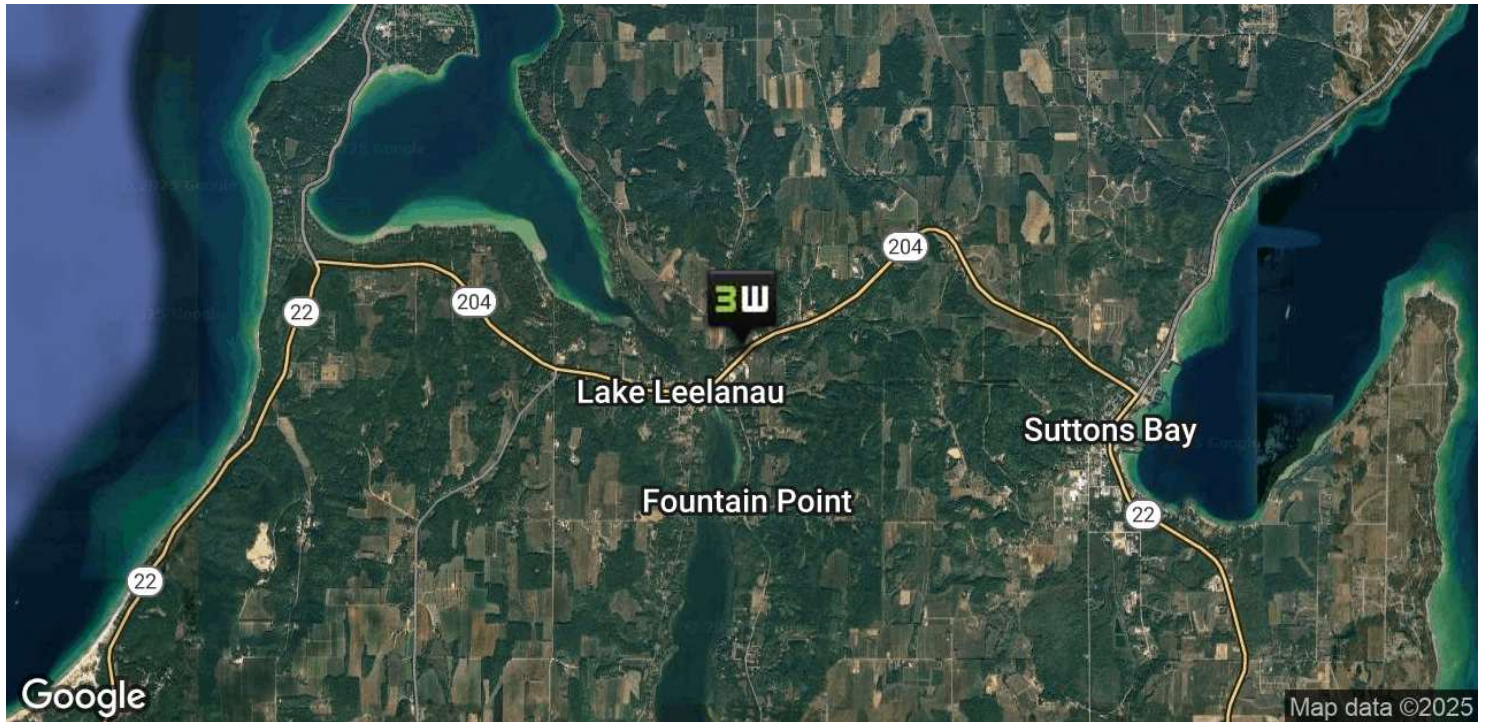
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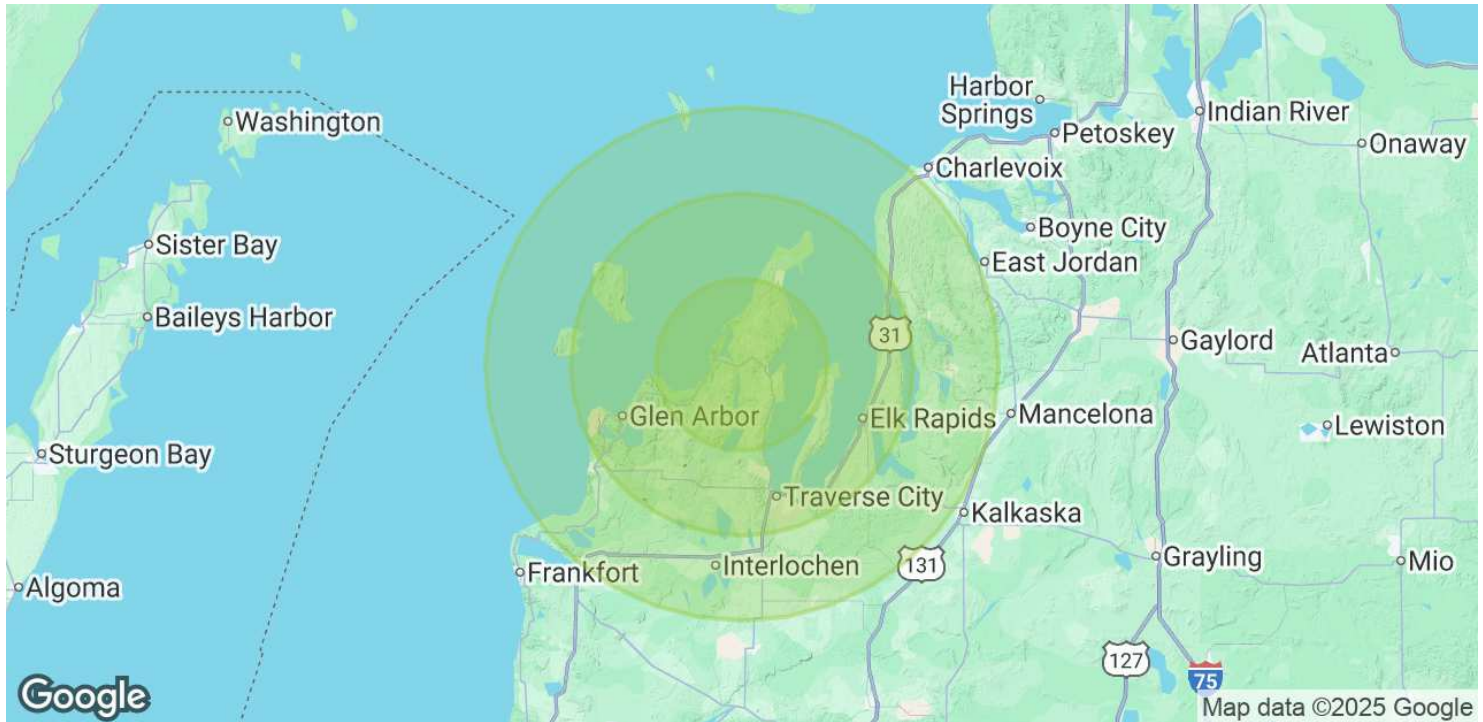
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POPULATION

10 MILES

20 MILES

30 MILES

Total Population	11,787	91,435	160,134
Average Age	50	47	46
Average Age (Male)	50	46	45
Average Age (Female)	50	48	47

HOUSEHOLDS & INCOME

10 MILES

20 MILES

30 MILES

Total Households	5,101	40,463	68,879
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$118,728	\$98,984	\$94,340
Average House Value	\$546,357	\$467,122	\$412,221

Demographics data derived from AlphaMap

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