



OFFICE BUILDING FOR SALE

100 E Chapin St

executive summary



100 E Chapin St | Cadillac, MI 49601

SALE PRICE:	\$900,000
LOT SIZE:	0.83 ACRES
BUILDING SIZE:	11,820 SF
YEAR BUILT:	1907
RENOVATED:	2018
ZONING:	B-2 CENTRAL BUSINESS DISTRICT

PROPERTY OVERVIEW

100 E Chapin St presents an opportunity to acquire the historic Cobbs & Mitchell office building with lasting character and meaningful updates. This 11,820 SF property was originally built in 1907 and renovated in 2018, offering a blend of established presence and improved functionality for investors.

Positioned on the southeast corner of E Chapin St and S Mitchell St, the building is zoned B-2 Central Business District, supporting its office use in the downtown setting. The property's office building profile, substantial size, and renovation history make it a compelling offering for buyers seeking a well-located option for their company in Cadillac.

PROPERTY HIGHLIGHTS

- Historic Cobbs & Mitchell office building
- Renovated in 2018
- B-2 Central Business District zoning

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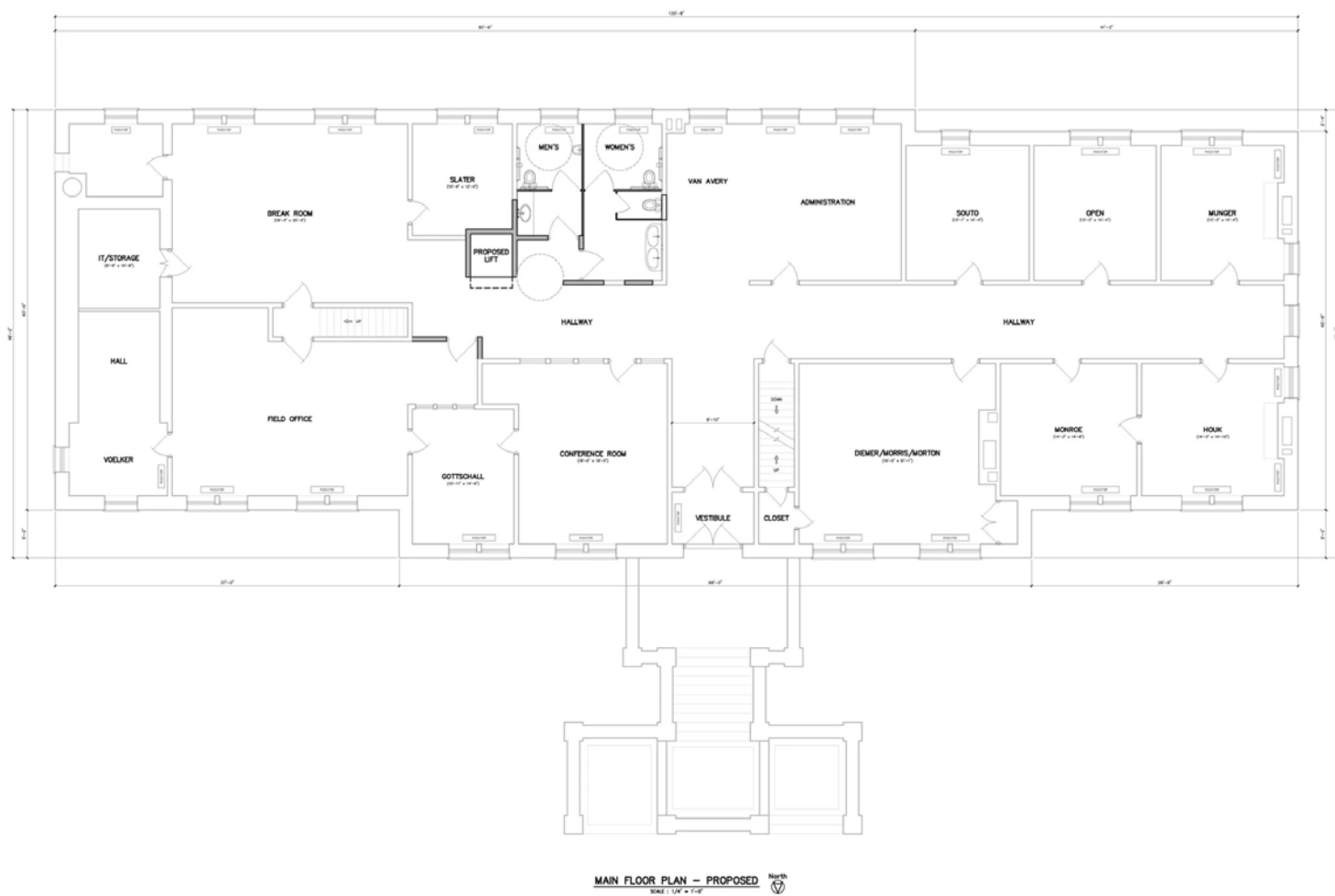
100 E Chapin St



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3W THREE WEST
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COBBS-MITCHELL
100 E CHAPIN STREET, C

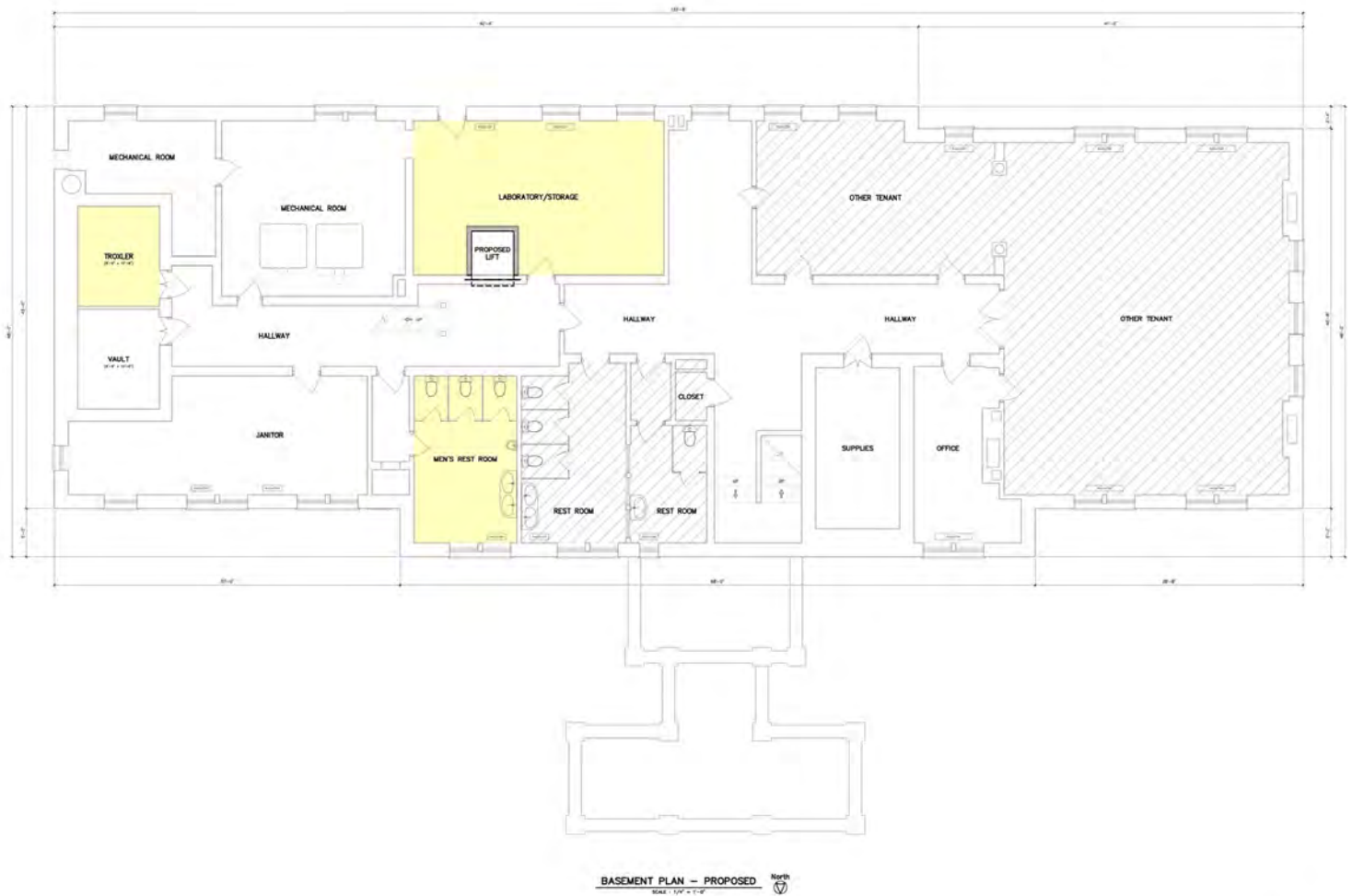
Main Level Floor Plan

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COBBS-MITCHELL
100 E CHAPIN STREET

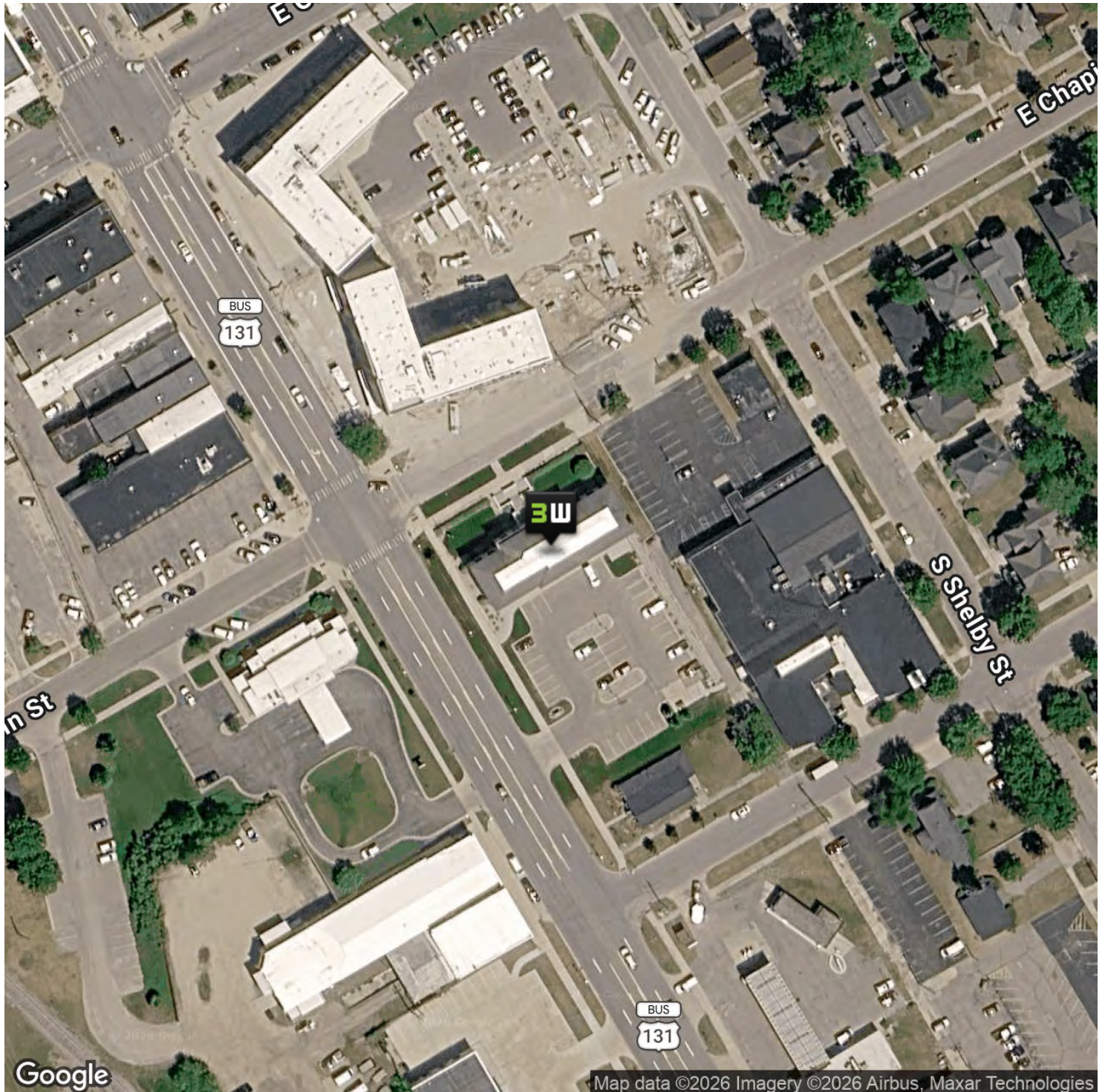
Lower Level Floor Plan

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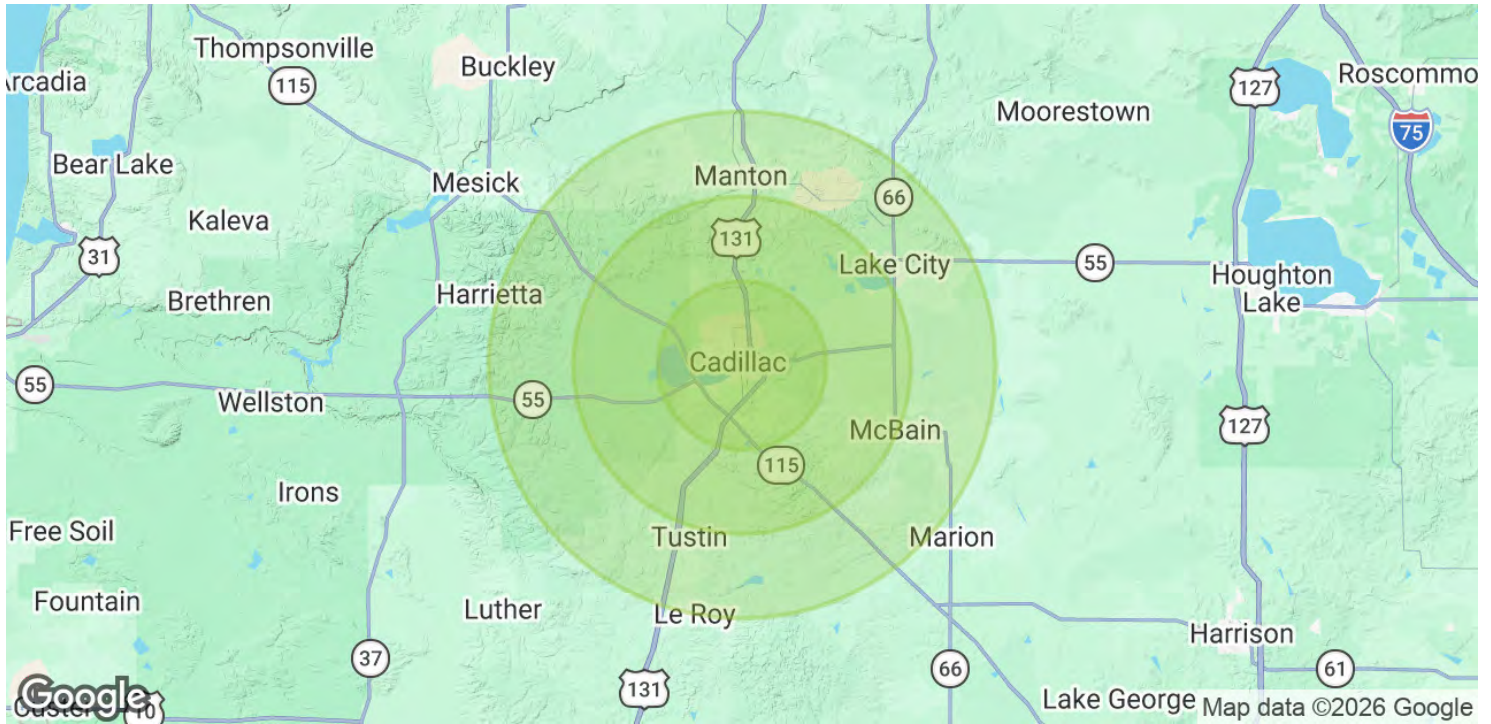


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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	17,203	29,794	43,100
Average Age	42.2	43.3	42.8
Average Age (Male)	41.3	42.8	42.5
Average Age (Female)	42.5	43.3	42.7

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	6,901	11,779	16,807
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$82,541	\$85,270	\$81,657
Average House Value	\$172,678	\$197,335	\$192,698

2023 American Community Survey (ACS)

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