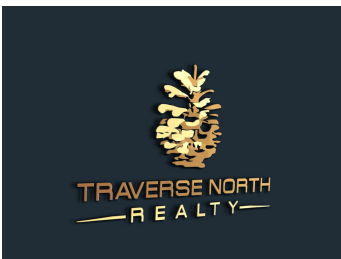




Northern Great Lakes  
REALTORS® MLS

COMMERCIAL PROPERTY REPORT

2795 N Mundy Ave, White Cloud, MI 49349



Presented by

**ken weaver** | Broker/Owner

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**TRAVERSE NORTH REALTY**

1011 E Eighth St  
Traverse City, MI 49686

## 2795 N Mundy Ave, White Cloud, MI 49349

● Active

• Active: 3/29/2021

### List Price

**\$980,000**

Active Date: 3/29/2021

Listing ID: 21010008

### Last Sold Price

**\$295,000**

Closed Date: 8/3/2012

Property Facts	Public Facts	Listing Facts
Property Type	<b>Commercial</b>	<b>Multifamily</b>
Property Subtype	<b>Commercial (General)</b>	<b>5+ Units</b>
Number of Buildings	–	<b>6</b>
Number of Units	<b>0</b>	<b>10</b>
Lot Size	–	<b>1.92 acres</b>
Lot Dimensions	<b>200 FF</b>	<b>137x274x416xIRR</b>
Year Built	–	<b>1964</b>
Roofing	–	<b>Composition, Metal</b>
Heating	–	<b>Forced Air, Propane</b>
Garage (spaces)	<b>0</b>	–
Basement	–	<b>Full Basement, Other, Slab, Walk-Out</b>
Exterior Walls	–	<b>Aluminum Siding, Block, Vinyl Siding</b>

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*



## Tenant Data – Total Tenants Found: 1

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
<b>DIAMOND LAKE FAMILY RESORT LLC</b> NANCY ROWE	—	—	Hotel-Resort	9/12/2012

## Extended Property Facts

### Structure Details

<b>Total Number of Units in Complex</b>	10
<b>Roofing</b>	Composition, Metal
<b>Basement Features</b>	Full Basement, Other, Slab, Walk-Out
<b>Total Parking Spaces</b>	20
<b>Water Structures</b>	All Sports, Private Frontage

### Interior Features

<b>Basement</b>	Full Basement, Other, Slab, Walk-Out
<b>Heating</b>	Forced Air, Propane
<b>Utilities</b>	Electric, Propane
<b>Water</b>	Well

### Exterior Features

<b>Roof</b>	Composition, Metal
<b>Water Structures</b>	All Sports, Private Frontage
<b>Sewer</b>	Septic System
<b>Surface Water</b>	Lake
<b>Lot Size Dimensions</b>	137x274x416xIRR

### Exterior Details

<b>Lot Size - Frontage Feet</b>	200.0 sq ft
<b>Neighborhood Code</b>	COMM

### Unit Details

<b>Unit: Unit 1</b>	<b>Number of Beds: 3</b>
<b>Number of Baths: 1</b>	
<b>Unit: Unit 2</b>	<b>Number of Beds: 3</b>
<b>Number of Baths: 2</b>	
<b>Unit: Unit 3</b>	<b>Number of Beds: 3</b>
<b>Number of Baths: 1</b>	
<b>Unit: Unit 4</b>	<b>Number of Beds: 3</b>
<b>Number of Baths: 1</b>	
<b>Unit: Unit 5</b>	<b>Number of Beds: 3</b>
<b>Number of Baths: 1</b>	
<b>Unit: Unit 6</b>	<b>Number of Beds: 3</b>
<b>Number of Baths: 1</b>	
<b>Unit: Unit 7</b>	<b>Number of Beds: 2</b>
<b>Number of Baths: 1</b>	
<b>Unit: Unit 8</b>	<b>Number of Beds: 2</b>
<b>Number of Baths: 1</b>	
<b>Unit: Unit 9</b>	<b>Number of Beds: 3</b>
<b>Number of Baths: 1</b>	
<b>Unit: Unit 10</b>	<b>Number of Beds: 2</b>

Number of Baths: 1

Unit: Unit 11

Unit: Unit 12

## Location Details

Directions to Property	North on M-37 towards W 112th St Turn Left onto W Foss Ave, turn Right to stay on W Foss Ave, turn Right onto Mundy Ave and destination is on the left at 2795 Mundy Ave
Cross Streets	Foss & 3 Mile
Trade Area	Lincoln Twp-Newaygo
School District	White Cloud

## Listing Facts and Details

### Listing Details

**Listing ID:** 21010008

**Original List Date:** 3/29/2021

**Listing Source:** West Michigan Lakeshore Association of REALTORS®#174;

**Current List Price:** \$980,000

**Original List Price:** \$980,000

**Utilities:** Electric, Propane

#### Details:

Wow, what a great investment. Diamond Lake Family Resort is for sale. This amazing waterfront cottage resort has 10 units and is situated on just under 2 acres, with over 400ft of private water frontage on all-sports Diamond Lake in White Cloud, MI. This well cared for resident business is a great investment opportunity. What a perfect way to have a workation all year with the potential of cost-free living. With approx. 200 acres, this inland lake also has the added convenience of a Boat Launch located right next door. The sandy beach is perfect for swimming as it gradually tapers into the water. Enjoy kayaking, paddle boats, fishing for Blue Gill, Bass, Perch, Specs & Pike. Your guest will also enjoy shuffleboard, basketball, volleyball, horseshoes and swings for the kids...

#### Legal:

DIST:6227 CITY/MUNI/TWP:LINCOLN SEC/TWN/RNG/MER:SEC 13 TWN 14N RNG 13W COM AT CTR SEC TH E 312 FT M/L TO CTR OF HWY SE'LY ALG CTR LN TO PT 347.5 FT E & 66 FT S & 36.5 FT S 03D 55'E FROM CTR SEC TH

### Business Details

### Price Change History

Change Date	Description	New List Price	% Change
3/29/2021	—	\$980,000	—

## Public Facts

### Owner Information

**Owner Name**

Rowe John &amp; Nancy

**Mailing Address**

2795 N Mundy Ave White Cloud MI 49349-8992

**Vesting**

Et ux (and wife)

### Legal Description

APN:	Tax ID:	Zoning:	Census Tract:	Abbreviated Description:	City/Municipality/Township:
10-13-400-033	—	RR	261239703.001016	DIST:6227 CITY/MUNI/TWP:LINCOLN SEC/TWN/RNG/MER:SEC 13 TWN 14N RNG 13W COM AT CTR SEC TH E 312 FT M/L TO CTR OF HWY SE'LY ALG CTR LN TO PT 347.5 FT E & 66 FT S & 36.5 FT S 03D 55'E FROM CTR SEC TH	White Cloud, MI 49349

### Assessed Values

Date	Improvements	Land	Total	Tax
2020	—	—	\$199,200	—
2019	—	—	\$203,200	—
2018	—	—	\$192,100	—
2017	—	—	\$195,000	—
2016	—	—	\$180,000	—
2015	—	—	\$178,800	—
2014	—	—	\$180,200	—
2013	—	—	\$152,500	—

2012	—	—	\$220,000	—
2010	—	—	\$231,900	—

## Mortgage Records

<b>Recording Date</b>	<b>6/4/2018</b>	<b>8/7/2012</b>
<b>Borrower Name</b>	JOHN W ROWE, NANCY E ROWE	JOHN W ROWE, NANCY E ROWE
<b>Lender Name</b>	LAKE OSCEOLA STATE BANK	LAKE OSCEOLA STATE BANK
<b>Lender Type</b>	Bank	Seller
<b>Loan Amount</b>	\$312,000	\$200,000
<b>Loan Type</b>	Unknown	Future Advance Clause / Open End Mortgage
<b>Contract Date</b>	5/24/2018	8/3/2012

# Maps



Legend:  Subject Property



Legend:  Subject Property



Legend:  Subject Property

## Property Photos



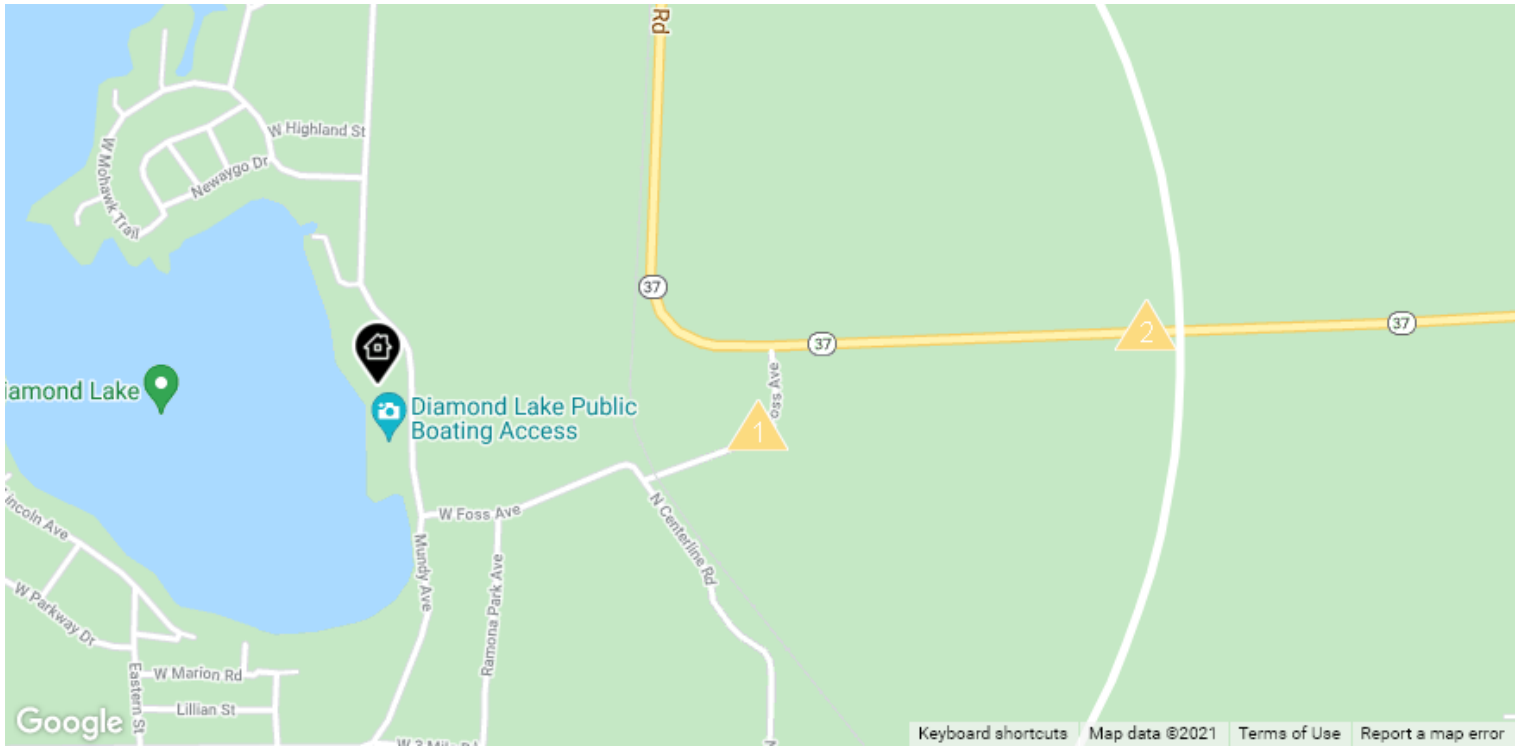


## Historical Photos





# Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

**508**

2018 Est. daily traffic counts

Street: **W Foss Ave**  
Cross: **E Jackson St**  
Cross Dir: **N**  
Dist: **0.11 miles**

Historical counts

Year	Count	Type
2005	842	ADT

2

**2,400**

2015 Est. daily traffic counts

Street: **E Jackson St**  
Cross: **W Foss Ave**  
Cross Dir: **W**  
Dist: **0.46 miles**

Historical counts

Year	Count	Type
------	-------	------

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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