### 108, STATE, COLON, MI, 49040

https://tuckerbenner.com



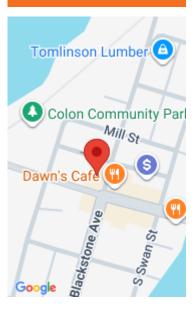
Here is an unique mixed-use building with income potential. This versatile property features two fully-rented 1-bedroom apartments on the second floor. Main level is spacious office with conversion potential. The office could easily be transformed into a third residential unit, making this property ideal for investors or owner-occupiers looking for additional rental income. Great location [...]







- 3 baths
- Business
- Commercial Sale
- Active



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Phone: (231)730-8781 Email: tuckerbennerteam@gmail.com Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

### Basics

Category: Commercial Sale Status: Active Lot size: 0.13 sq ft Bathrooms Full: 3 Business Type: Other, Professional/Office Type: Business Bathrooms: 3 baths Year built: 1900 Lot Size Acres: 0.13 acres County: St. Joseph

# **Building Details**

Building Area Total: 2400 sq ft Sewer: Public Sewer StoriesTotal: 2 Number Of Buildings: 1 Number Of Units Total: 3 Heating: Forced Air Building Features: Multi User Facility

## **Amenities & Features**

Inclusions: Real Estate	Utilities: Cable Available, Electricity Connected
WaterSource: Public	Cooling: Central Air

## Fees & Taxes

Tax Assessed Value: \$93,378 Tax Annual Amount: \$5,528.27 **Tax Year:** 2024

## School Information

High School District: Colon

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### Miscellaneous

Road Surface Type: Paved Listing Terms: Conventional, Cash CrossStreet: Blackstone & state

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