

**1160, NAPIER, BENTON HARBOR, MI, 49022**  
<https://tuckerbenner.com>



**\$1,399,000**

Prime Retail/Office location with heavy traffic counts (15,000/day). 37,000sqft rented with B class tenants and 10,000sqft vacant and ready to buildout for future tenant or owner occupy. Newer facade, asphalt, roof, windows, doors, etc.



- 2 baths
- Retail/Commercial
- Commercial Sale
- Active



**Call us now**

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



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## Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 1.58 sq ft

**Bathrooms Full:** 2

**Business Type:** Professional/Office, Professional Service, Retail

**Type:** Retail/Commercial

**Bathrooms:** 2 baths

**Year built:** 1976

**Lot Size Acres:** 1.58 acres

**County:** Berrien

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## Building Details

**Number Of Units Total:** 3

**Sewer:** Public Sewer

**Building Features:** Barrier Free, Fiber Optic Hwy, Fire Sprinkler, Multi User Facility

**Foundation Details:** Slab

**Basement:** None

**Construction Materials:** Stone, Metal Siding

**Heating:** Natural Gas, Forced Air

**Roof:** Rubber, Concrete

**Number Of Buildings:** 1

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## Amenities & Features

**Parking Total:** 52

**Utilities:** Telephone, Public Water, Public Sewer, Cable Connected, Broadband, Natural Gas Connected, Electricity Available, Natural Gas Available

**WaterSource:** Public

**Cooling:** Central Air

**Inclusions:** 1

**Parking Features:** Asphalt, Driveway

**Fireplaces Total:** 1

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## Fees & Taxes

**Tax Assessed Value:** \$383,881

**Tax Annual Amount:** \$20,035

**Tax Year:** 2022

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# School Information

**High School District:** Benton Harbor

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# Miscellaneous

**CrossStreet:** Plaza Drive and Napier Avenue

**Listing Terms:**  
Conventional, Cash

**Tenant Pays:** Electricity, Gas, Janitorial Service, Sewer, Trash Collection, Water

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