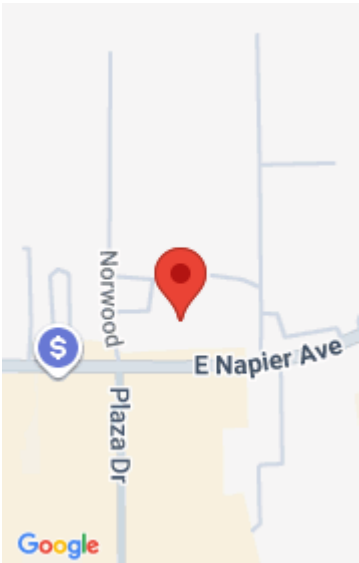


**1175, NAPIER, BENTON HARBOR, MI, 49022**  
<https://tuckerbenner.com>



Commercially zoned in Benton Township and ready for its next chapter. Whether you're launching a business or repositioning the property for investment, this site offers flexibility and upside. An existing billboard adds approximately \$3,500/year in supplemental income.

- 1 bath
- Office
- 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



# Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 0.29 sq ft

**Bathrooms Full:** 1

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

**Type:** Office

**Bathrooms:** 1 bath

**Year built:** 1965

**Lot Size Acres:** 0.29 acres

**County:** Berrien

# Building Details

**Building Area Total:** 1792 sq ft

**Construction Materials:** Metal Siding

**StoriesTotal:** 1536

**Foundation Details:** Block

**Number Of Units Total:** 1

**Heating:** Baseboard, Space Heater, None

**Roof:** Composition

**Number Of Buildings:** 1

# Amenities & Features

**Parking Total:** 6

**Utilities:** Phone Available, Natural Gas Available, Electricity Available, Electricity Connected, Storm Sewer

**Cooling:** Wall Unit(s)

**Inclusions:** Real Estate

**Interior Features:** Broadband

# Fees & Taxes

**Tax Assessed Value:** \$39,690

**Tax Annual Amount:** \$2,458

**Tax Year:** 2024

**Gross Income:** \$3,500

# School Information

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**High School District:** Benton Harbor

**Miscellaneous**

**Road Surface Type:** Paved

**CrossStreet:** M-139

**Listing Terms:** Conventional, Cash

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