

# 16, 7TH, NILES, MI, 49120

<https://tuckerbenner.com>



Seize a prime investment opportunity with this well-maintained 2-unit multi-family property located in the vibrant city of Niles. This income-generating asset features two fully-occupied units, offering immediate rental income for savvy investors.

- 0 baths
- 2 to 4 Units
- Multi-Family
- Active



## Basics

**Category:** Multi-Family

**Status:** Active

**Lot size:** 0.14 sq ft

**Lot Size Acres:** 0.14 acres

**Type:** 2 to 4 Units

**Bathrooms:** 0 baths

**Year built:** 1930

**County:** Berrien



### 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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## Building Details

**Number Of Units Total:** 2

**Sewer:** Public Sewer

**Number Of Buildings:** 1

**Construction Materials:** Vinyl Siding

**Heating:** Forced Air

**Basement:** Michigan Basement

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## Amenities & Features

**Parking Total:** 2

**Parking Features:** Driveway,  
Gravel

**Fireplaces Total:** 1

**Utilities:** Water Available, Sewer Available, Natural Gas Available, Natural Gas Connected, Electricity Connected

**Lot Features:** Level

**Cooling:** Wall Unit(s)

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## Fees & Taxes

**Tax Assessed Value:** \$43,535

**Tax Annual Amount:** \$2,398

**Tax Year:** 2023

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## School Information

**High School District:** Niles

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## Miscellaneous

**Road Surface Type:** Paved

**Owner Pays:** Water, Sewer

**Tenant Pays:** Electric, Trash Collection, Gas

**CrossStreet:** Broadway

**Listing Terms:** Cash, Conventional



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