

# 169, INDUSTRIAL, COLDWATER, MI, 49036

<https://tuckerbenner.com>

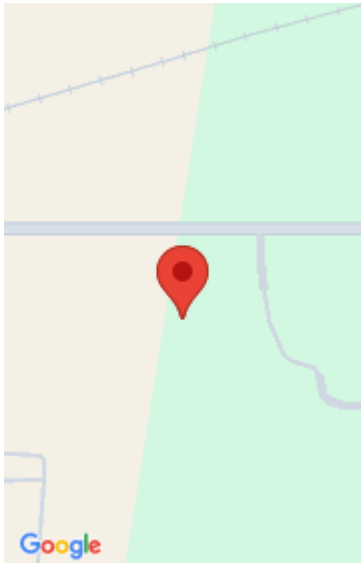


**\$329,900**



Family-owned business since 1972 and now this turnkey metal fabrication business could be yours. Sale includes the 9700 square foot building on over 2 acres of ground and all of the equipment, located in Coldwater's industrial park. If you dreamed of being your own boss, you like to work with metal and you are creative, this [...]

- 1 bath
- Industrial
- 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:** 2.37 sq ft

**Bathrooms Full:** 1

**Business Type:** Distribution, Storage, Manufacturing

**Type:** Industrial

**Bathrooms:** 1 bath

**Year built:** 1980

**Lot Size Acres:** 2.37 acres

**County:** Branch

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## Building Details

**Building Area Total:** 9704 sq ft

**Construction Materials:** Metal Siding

**StoriesTotal:** 9704

**Foundation Details:** Slab

**Number Of Units Total:** 1

**Heating:** Forced Air

**Roof:** Metal

**Number Of Buildings:** 1

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## Amenities & Features

**Inclusions:** Real Estate, Equipment

**Utilities:** Phone Available, Electricity Available, Cable Available, Phone Connected, Natural Gas Connected, Electricity Connected, Cable Connected

**Interior Features:** Broadband

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## Fees & Taxes

**Tax Assessed Value:** \$52,570

**Tax Year:** 2024

**Tax Annual Amount:** \$2,400

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## School Information

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**High School District:** Coldwater

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Jay

**Listing Terms:** Conventional, Cash

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