

# 17050, M-86, THREE RIVERS, MI, 49093

<https://tuckerbenner.com>



Recently Renovated Commercial Building - For Sale or Lease! Fully updated 5120 sf building on 17050 M-86, Three Rivers, MI featuring all-new metal exterior/interior, new insulation, and new heating units. Turnkey and energy-efficient with strong visibility on a high-traffic corridor. Ideal for a variety of commercial or light industrial uses. Sale or lease options-move-in ready [...]

- 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



---

## Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 0.95 sq ft

**Bathrooms Full:** 1

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

**Type:** Industrial

**Bathrooms:** 1 bath

**Year built:** 1901

**Lot Size Acres:** 0.95 acres

**County:** St. Joseph

---

## Building Details

**Building Area Total:** 5120 sq ft

**Construction Materials:** Metal Siding

**Heating:** Forced Air

**Roof:** Metal

**Number Of Buildings:** 1

**Number Of Units Total:** 1

**Sewer:** Septic Tank

**StoriesTotal:** 1

**Foundation Details:** Slab

---

## Amenities & Features

**Inclusions:** Real Estate **Utilities:** Phone Available, Natural Gas Connected, Electricity Connected

**WaterSource:** Well

---

## Fees & Taxes

**Tax Assessed Value:** \$54,900

**Tax Year:** 2025

**Tax Annual Amount:** \$2,065

---

## School Information

### Call us now



Phone: (231)730-8781

Email: tuckerbennerteam@gmail.com

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



**High School District:** Three Rivers

---

## Miscellaneous

**CrossStreet:** Lutz

**Listing Terms:** Conventional, Cash

### Call us now



Phone: (231)730-8781

Email: [tuckerbennerteam@gmail.com](mailto:tuckerbennerteam@gmail.com)

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

