

# 17656, US-12, NEW BUFFALO, MI, 49117

https://tuckerbenner.com



\$489,000

High Visibility Commercial Property on US 12 with 2 Buildings and Pole Barn. Both buildings have many updates, have been well maintained and have strong long term rental history. Building A was built in 1996, new hvac in 2020, is well insulated and tons of natural light. Building B was completely renovated in 2015 to [...]



- 2 baths
- Business
- Commercial Sale
- Active



# Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 0.65 sq ft

**Bathrooms Full:** 2

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

**Type:** Business

**Bathrooms:** 2 baths

**Year built:** 1950

**Lot Size Acres:** 0.65 acres

**County:** Berrien

# Building Details

**Building Area Total:** 1960 sq ft

**Sewer:** Septic Tank

**StoriesTotal:** 1

**Number Of Units Total:** 2

**Heating:** Forced Air

**Number Of Buildings:** 3

# Amenities & Features

**Inclusions:** Real Estate

**Interior Features:** Broadband

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

**Cooling:** Central Air

# Fees & Taxes

**Tax Assessed Value:** \$52,231

**Tax Annual Amount:** \$2,007

**Tax Year:** 2024

# School Information

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**High School District:** New Buffalo

**Miscellaneous**

**CrossStreet:** E. Clay St.

**Listing Terms:** Conventional, Cash

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