

# 18043, STATE, VANDALIA, MI, 49095

<https://tuckerbenner.com>

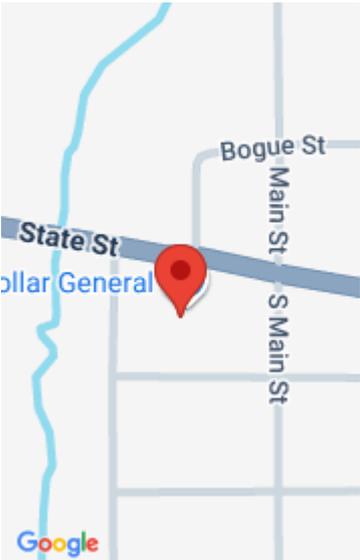


**\$1,300,000**



Prime commercial investment opportunity in the heart of a charming small-town downtown! Currently leased by Dollar General with approx 9 years left on the absolute triple net lease with 4 extension options, this 9,100 sq. ft. building offers a highly visible location with strong community presence and convenient access. Positioned in a central downtown setting, [...]

- 2 baths
- Business
- 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:** 1.88 sq ft

**Bathrooms Full:** 2

**Business Type:** Retail

**Type:** Business

**Bathrooms:** 2 baths

**Year built:** 2019

**Lot Size Acres:** 1.88 acres

**County:** Cass

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## Building Details

**Building Area Total:** 9100 sq ft

**Construction Materials:** Metal Siding, Stone

**StoriesTotal:** 1

**Number Of Buildings:** 1

**Number Of Units Total:** 1

**Heating:** Forced Air

**Building Features:** Barrier Free

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## Amenities & Features

**Parking Total:** 28

**Utilities:** Natural Gas Connected, Electricity Connected

**Cooling:** Central Air

**Inclusions:** Real Estate

**Interior Features:** Broadband

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## Fees & Taxes

**Tax Assessed Value:** \$571,600

**Tax Annual Amount:** \$20,014

**Tax Year:** 2025

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## School Information

**High School District:** Cassopolis

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Water & Main

**Listing Terms:** Conventional, Tax Def Exchange, Cash

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