

# 203, MAIN, THREE RIVERS, MI, 49093

<https://tuckerbenner.com>



\$52,000



High Visibility one acre lot with 90' of frontage on the St. Joseph River and 479' of frontage on S Main St. This property is zoned for commercial use and has two existing curb cuts already in place. Excellent location for a small business, offices, kayak launch, food truck lot, overflow parking lot, etc.

- 0 baths
- Acreage
- Land
- Active



## Basics

**Category:** Land

**Status:** Active

**Lot size:** 1 sq ft

**County:** St. Joseph

**Type:** Acreage

**Bathrooms:** 0 baths

**Lot Size Acres:** 1 acres



### 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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## Amenities & Features

**Utilities:** None Connected, Phone Available, Storm Sewer Available, Public Water Available, Public Sewer Available, Natural Gas Available, Electric Available, Cable Available, Broadband Available

**Lot Features:** Level, Buildable, Cleared, Sidewalk

**Waterfront Features:** All Sports, Private Frontage, Public Access 1 Mile or Less

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## Fees & Taxes

**Tax Assessed Value:** \$19,700

**Tax Annual Amount:** \$1,252

**Tax Year:** 2024

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## School Information

**High School District:** Three Rivers

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## Miscellaneous

**Road Surface Type:** Paved

**Listing Terms:** Cash, Conventional

**CrossStreet:** Michigan Ave & River St



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