

# 207, HAWTHORNE, ST. JOSEPH, MI, 49085

<https://tuckerbenner.com>



The building is currently 85% occupied, with leases rolling over soon. Current rents are under market, giving a new owner the opportunity to push rents or re-tenant the space at stronger terms. The remaining vacancy also provides flexibility for an owner-user or a value-add investor looking to stabilize and improve cash flow. Location & Demographics: [...]

- 4 baths
- Industrial
- Commercial Sale
- Active



## Call us now



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Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



# Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 2.24 sq ft

**Bathrooms Full:** 4

**Business Type:** Professional/Office, Distribution, Storage, Recreation

**Type:** Industrial

**Bathrooms:** 4 baths

**Year built:** 1985

**Lot Size Acres:** 2.24 acres

**County:** Berrien

# Building Details

**Building Area Total:** 20748 sq ft

**Construction Materials:** Metal Siding

**StoriesTotal:** 2

**Roof:** Composition

**Number Of Buildings:** 1

**Number Of Units Total:** 1

**Heating:** Forced Air

**Building Features:** Expandable, Outdoor Storage

**Foundation Details:** Block

# Amenities & Features

**Parking Total:** 28

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

**Inclusions:** Non-Applicable

# Fees & Taxes

**Tax Assessed Value:** \$216,600

**Tax Annual Amount:** \$11,131

**Operating Expense:** \$32,000

**Tax Year:** 2024

**Maintenance Expense:** \$4,024.92

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# School Information

**High School District:** St. Joseph

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# Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** S Cleveland Ave.

**Listing Terms:** Conventional, Cash

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