

# 2639, 3RD, NILES, MI, 49120

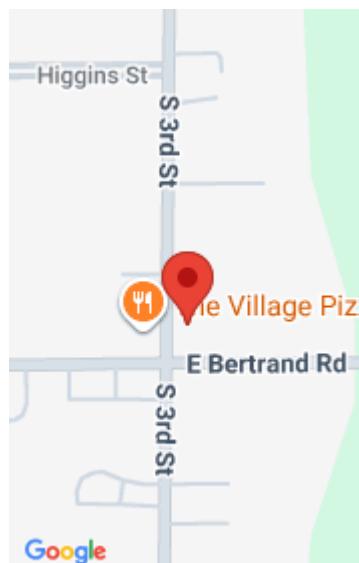
<https://tuckerbenner.com>



\$650,000

5791 sf Tri-plex bldg in a high visibility corner, avg traffic count 5000-10000 cars/day. Currently owner occupied + 2 residential rentals, but full commercial or mixed usage allowed. 3 NEW furnaces, NEW A/C units, NEW appliances throughout, NEW flooring & more recent updates. 1500 sf basement under unit A, two 2.5 & one 1 car [...]

- 4 baths
- Office
- Commercial Sale
- Active



## Call us now

Phone: (231)730-8781

Email: tuckerbennerteam@gmail.com

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

## Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 0.68 sq ft

**Bathrooms Full:** 4

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

**Type:** Office

**Bathrooms:** 4 baths

**Year built:** 1960

**Lot Size Acres:** 0.68 acres

**County:** Berrien

## Building Details

**Building Area Total:** 5781 sq ft

**Construction Materials:** Aluminum Siding, Block, Vinyl Siding

**Heating:** Forced Air, Radiant

**Building Features:** Fenced Storage, Fiber Optic Hwy, Multi User Facility, Security System

**Foundation Details:** Slab, Block

**Number Of Units Total:** 3

**Sewer:** Public Sewer

**StoriesTotal:** 1

**Roof:** Composition, Metal, Rubber

**Number Of Buildings:** 1

## Amenities & Features

**Parking Total:** 12

**Utilities:** Phone Available, Natural Gas Available, Electricity Available, Phone Connected, Natural Gas Connected, Electricity Connected, Sewer Available, Storm Sewer, Broadband

**Cooling:** Central Air

**Inclusions:** Real Estate

**WaterSource:** Well, Public

## Fees & Taxes

**Tax Assessed Value:** \$89,040

**Tax Annual Amount:** \$3,369

**Tax Year:** 2024

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## School Information

**High School District:** Brandywine

## Miscellaneous

**Road Surface Type:** Paved

**Listing Terms:** Conventional, Cash

**CrossStreet:** E Bertrand

**Tenant Pays:** Electricity, Gas, Trash Collection

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