

2640, 11TH, NILES, MI, 49120

https://tuckerbenner.com



Location, location, location. Great location on a stop light corner in Niles Charter Township. Has access from S. 11th Street and Bertrand Road. A total of 1.13 acres available for redevelopment. Currently used as a car sales lot.

- 1 bath
- Retail/Commercial
- Commercial Sale
- Active



## Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 1.34 sq ft

**Bathrooms Full:** 1

**Business Type:** Auto Service, Retail

**Type:** Retail/Commercial

**Bathrooms:** 1 bath

**Year built:** 1992

**Lot Size Acres:** 1.34 acres

**County:** Berrien



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Phone: (231)730-8781  
 Email: tuckerbennerteam@gmail.com  
 Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



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## Building Details

**Building Area Total:** 5840 sq ft

**Sewer:** Public Sewer

**Stories Total:** 1

**Foundation Details:** Slab

**Number Of Units Total:** 2

**Heating:** Forced Air

**Roof:** Composition

**Number Of Buildings:** 2

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## Amenities & Features

**Inclusions:** 1

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

**Water Source:** Public **Fireplaces Total:** 2

**Cooling:** Central Air

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## Fees & Taxes

**Tax Assessed Value:** \$92,726

**Tax Year:** 2023

**Tax Annual Amount:** \$4,263.72

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## School Information

**High School District:** Brandywine

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## Miscellaneous

**Road Surface Type:** Paved

**Cross Street:** Bertrand Road

**Listing Terms:** Conventional, Cash



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