### **349, CLAY, COLDWATER, MI, 49036**

https://tuckerbenner.com



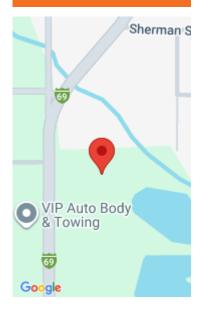






Discover the perfect blend of convenience, privacy, and functionality with this 7,000 sq ft commercial property situated just minutes from town on 3.5 serene acres. Tucked off the road for added seclusion, this versatile space is ready to support a wide range of business ventures. The building is equipped with 400-amp electrical service, a 2-ton [...]

- 2 baths
- Industrial
- 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 Type: Industrial

Status: Active Bathrooms: 2 baths

**Lot size: 3.5** sq ft **Year built:** 1960

Bathrooms Full: 2 Lot Size Acres: 3.5 acres

**Business Type:** Professional Service, Storage, Recreation, County: Branch

Manufacturing

## **Building Details**

**Building Area Total: 7000** sq ft **Number Of Units Total:** 1

**Construction Materials:** Aluminum Siding **Heating:** Forced Air

StoriesTotal: 8493 Building Features: Security System

Roof: Rubber Foundation Details: Slab

Number Of Buildings: 1

### **Amenities & Features**

Inclusions: Real Estate, Furniture Utilities: Natural Gas Available, Electricity Available, Natural

Gas Connected

Waterfront Features: River WaterSource: Well

Cooling: Central Air

### Fees & Taxes

Tax Assessed Value: \$94,050 Tax Year: 2024

Tax Annual Amount: \$5,367

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# **School Information**

**High School District:** Coldwater

# Miscellaneous

Road Surface Type: Paved CrossStreet: Garfield

Listing Terms: Conventional, Cash

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