

# 349, CLAY, COLDWATER, MI, 49036

<https://tuckerbenner.com>



\$429,900



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](mailto:tuckerbennerteam@gmail.com)  
Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



---

## Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 3.5 sq ft

**Bathrooms Full:** 2

**Business Type:** Professional Service, Storage, Recreation, Manufacturing

**Type:** Industrial

**Bathrooms:** 2 baths

**Year built:** 1960

**Lot Size Acres:** 3.5 acres

**County:** Branch

---

## Building Details

**Building Area Total:** 7000 sq ft

**Construction Materials:** Aluminum Siding

**StoriesTotal:** 8493

**Roof:** Rubber

**Number Of Buildings:** 1

**Number Of Units Total:** 1

**Heating:** Forced Air

**Building Features:** Security System

**Foundation Details:** Slab

---

## 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

### Call us now



Phone: (231)730-8781

Email: tuckerbennerteam@gmail.com

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



---

## School Information

**High School District:** Coldwater

---

## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Garfield

**Listing Terms:** Conventional, Cash

### Call us now



Phone: (231)730-8781

Email: [tuckerbennerteam@gmail.com](mailto:tuckerbennerteam@gmail.com)

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

