

405, 2ND, NILES, MI, 49120  
https://tuckerbenner.com



\$249,000



Former Cowboy Saloon is a bar/saloon with 3 way liquor license . Price includes real estate, furnishings & liquor license. Located in the downtown district next to City Hall.

- 2 baths
- Retail
- Commercial Sale
- Active



## Basics

**Category:** Commercial Sale  
**Status:** Active  
**Lot size:** 0.5 sq ft  
**Bathrooms Full:** 2  
**Business Type:** Bar/Tavern/Lounge

**Type:** Retail  
**Bathrooms:** 2 baths  
**Year built:** 1924  
**Lot Size Acres:** 0.5 acres  
**County:** Berrien

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



## Building Details

**Building Area Total:** 6108 sq ft

**Construction Materials:** Metal Siding

**Building Features:** Barrier Free, Fire Sprinkler, Security System

**Number Of Buildings:** 1

**Number Of Units Total:** 1

**Heating:** Natural Gas, Forced Air

**Roof:** Composition, Rubber

## Amenities & Features

**Parking Total:** 30

**Utilities:** Telephone, Cable Connected, Public Water, Public Sewer, Broadband

**Cooling:** Central Air

**Inclusions:** 1, 1, 1, 1

**WaterSource:** Public

## Fees & Taxes

**Tax Assessed Value:** \$64,934

**Tax Annual Amount:** \$3,514

**Tax Year:** 2022

## School Information

**High School District:** Niles

## Miscellaneous

**CrossStreet:** Sycamore & Cass

**Listing Terms:** Conventional, Cash

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