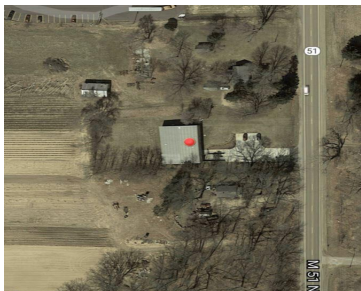
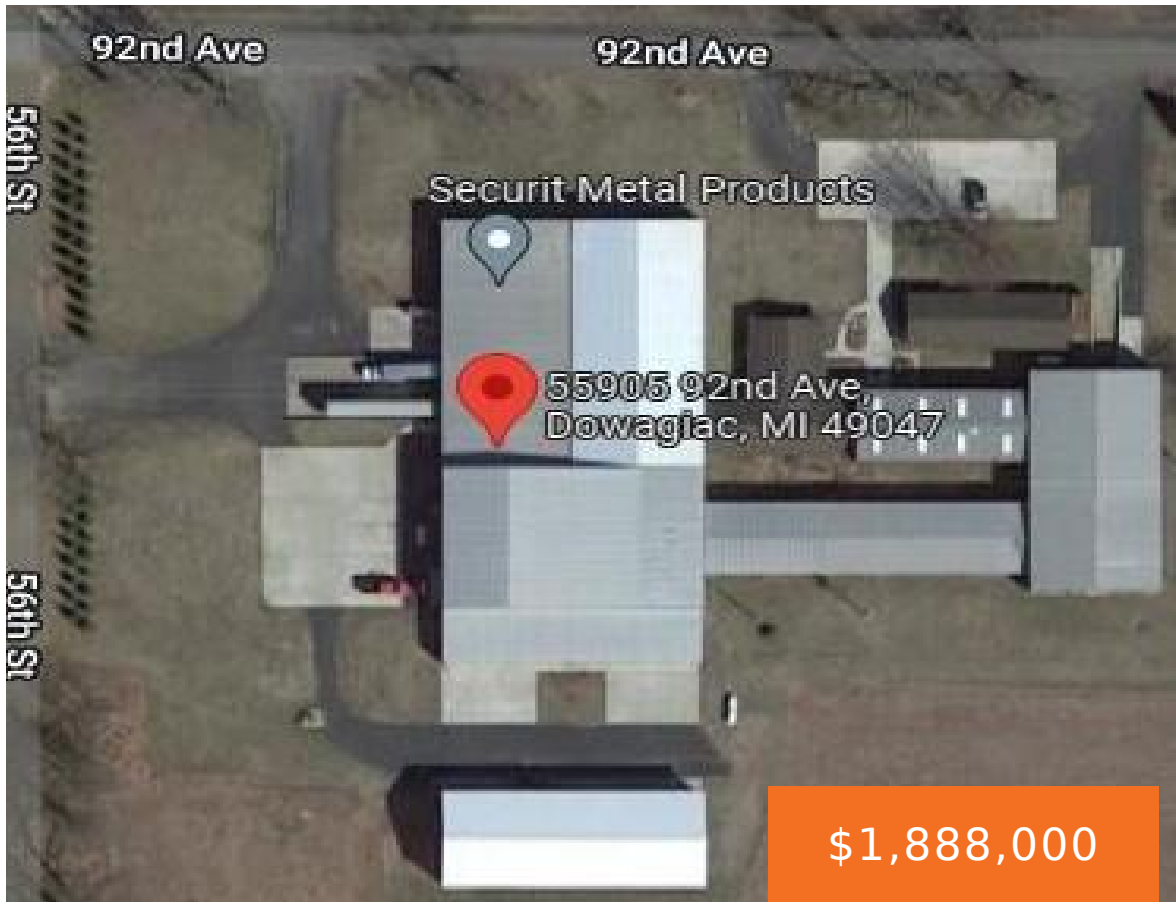


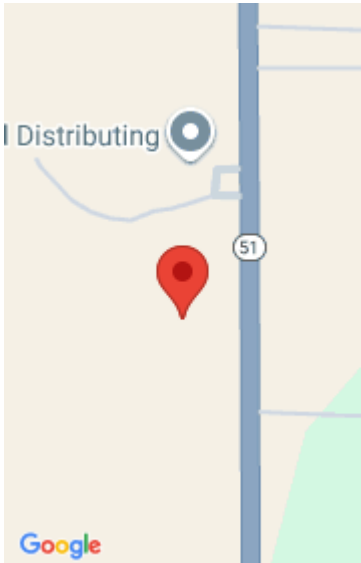
52366, M-51, DOWAGIAC, MI, 49047

https://tuckerbenner.com



Investment Opportunity with Triple Net Industrial Lease! Gross Potential rent of over 175K with annual 2 % increases. Cap rate over 8%. Owner will cooperate with tax deferred exchanges! 6 years left on current lease with options for 10 more years. 63,000 s.f .total with a total of 7.1 acres

- 3 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
Status: Active
Lot size: 7.3 sq ft
Bathrooms Full: 3
Business Type: Distribution, Manufacturing

Type: Industrial
Bathrooms: 3 baths
Year built: 1955
Lot Size Acres: 7.3 acres
County: Van Buren

Building Details

Building Area Total: 63148 sq ft
Construction Materials: Metal Siding
Heating: Forced Air
Building Features: Multi User Facility
Number Of Buildings: 3

Number Of Units Total: 2
Sewer: Septic Tank
StoriesTotal: 1
Roof: Metal

Amenities & Features

Inclusions: Real Estate
Utilities: Phone Available, Phone Connected, Natural Gas Connected, Electricity Connected
WaterSource: Well, Public

Fees & Taxes

Tax Assessed Value: \$630,600
Tax Annual Amount: \$26,804
Tax Year: 2023

School Information

Call us now

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Email: tuckerbennerteam@gmail.com
Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



Miscellaneous

Road Surface Type: Paved

CrossStreet: 92nd & 56th

Listing Terms: Conventional, Cash

Tenant Pays: Electricity, Gas, Trash Collection

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