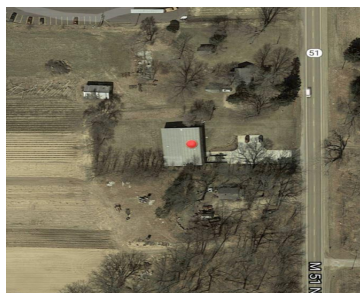


52366, M-51, DOWAGIAC, MI, 49047

<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



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



Call us now

Phone: (231)730-8781

Email: tuckerbennerteam@gmail.com

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



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 Year: 2023

Tax Annual Amount: \$26,804

School Information

High School District: Decatur

Miscellaneous

Road Surface Type: Paved

CrossStreet: 92nd & 56th

Listing Terms: Conventional, Cash

Tenant Pays: Electricity, Gas, Trash Collection



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