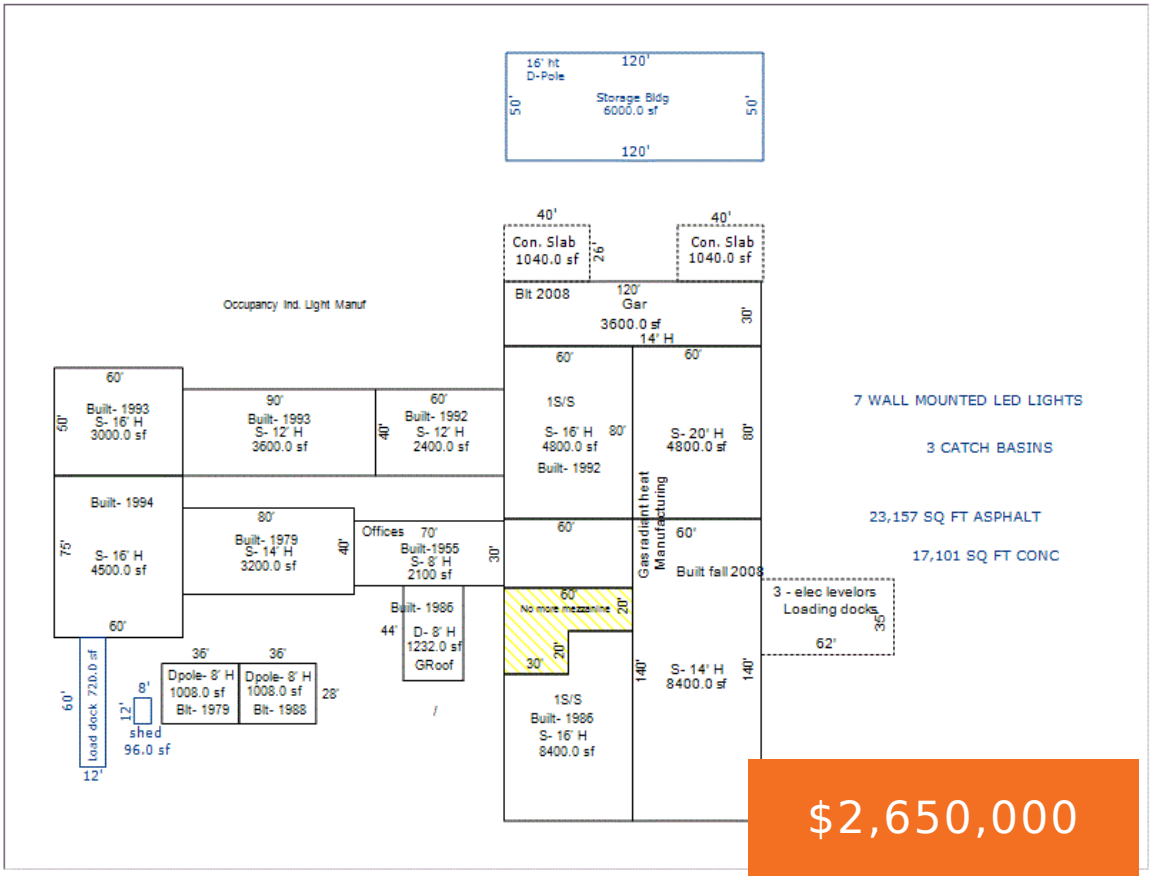


# 55905, 92ND, DOWAGIAC, MI, 49047

<https://tuckerbenner.com>



Incredible Triple Net Industrial Property with Lease through 2039 and over 2.4 Million in scheduled rent! Long term business since 1930's operating with sale leaseback Leased thru thru 2039. Gross Potential rent of over 172K with annual 2 % increases. Owner will cooperate with tax deferred exchanges! Additional 5 year option option available. 63,000 s.f [...]

- 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](mailto:tuckerbennerteam@gmail.com)

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

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## 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

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## Amenities & Features

**Inclusions:** Real Estate **Utilities:** Phone Available, Phone Connected, Natural Gas Connected, Electricity Connected

**WaterSource:** Well

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## Fees & Taxes

**Tax Assessed Value:** \$630,600

**Tax Year:** 2023

**Tax Annual Amount:** \$27,413.50

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## School Information

**High School District:** Decatur

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** 92nd & 56th

**Listing Terms:** Conventional, Tax Def Exchange, Cash

**Tenant Pays:** Electric, Gas, Trash

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