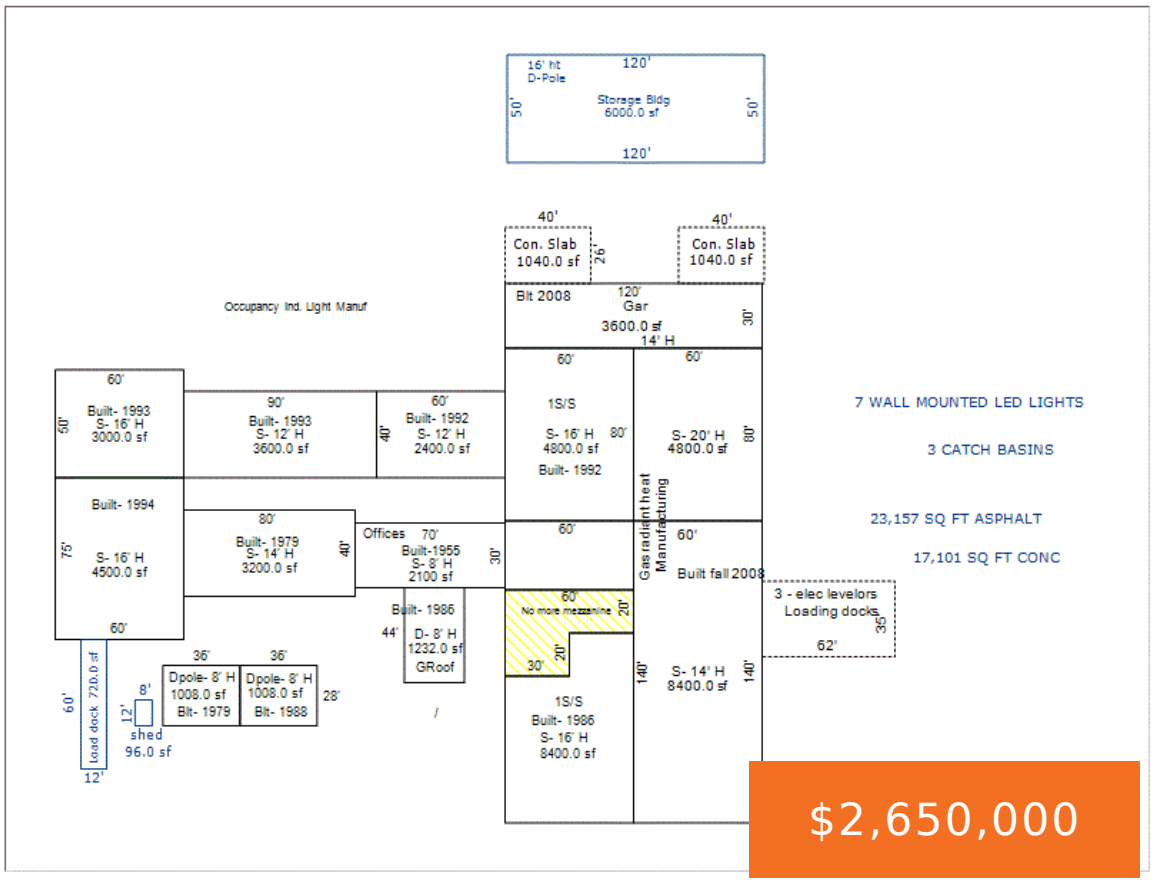
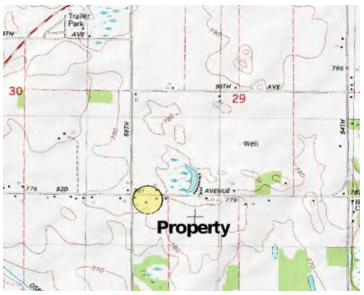
55905, 92ND, DOWAGIAC, MI, 49047

https://tuckerbenner.com



$2,650,000







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

Type: Industrial

Status: Active

Bathrooms: **3** baths

Lot size: **7.3** sq ft

Year built: 1955

Bathrooms Full: 3

Lot Size Acres: **7.3** acres

Business Type: Distribution, Manufacturing

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

Fees & Taxes

Tax Assessed Value: $630,600

Tax Annual Amount: $27,413.50

Tax Year: 2023

School Information

High School District: Decatur

Miscellaneous

Road Surface Type: Paved

Listing Terms: Conventional, Tax Def Exchange, Cash

CrossStreet: 92nd & 56th

Tenant Pays: Electric, Gas, Trash

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