

# 63, VAN BUREN, BATTLE CREEK, MI, 49017

<https://tuckerbenner.com>



\$99,900



Welcome to a remarkable investment opportunity! This multi-family property offers a smart purchase for those looking to diversify their rental portfolio or embark on their real estate investment journey. The lower unit has 2 bedrooms and 1.5 bathrooms while the upstairs boasts 3 bedrooms and 1 bathroom. Each unit features comfortable living areas, practical kitchens, [...]

- 0 baths
- 2 to 4 Units
- Multi-Family
- Active



## Basics

**Category:** Multi-Family

**Status:** Active

**Lot size:** 0.08 sq ft

**Lot Size Acres:** 0.08 acres

**Type:** 2 to 4 Units

**Bathrooms:** 0 baths

**Year built:** 1912

**County:** Calhoun



### 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

**Number Of Units Total:** 2

**Sewer:** Public Sewer

**Roof:** Composition

**Basement:** Full

**Construction Materials:** Vinyl Siding

**Heating:** Forced Air

**Number Of Buildings:** 1

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## Amenities & Features

**Parking Total:** 4

**Utilities:** Phone Available, Water Available, Sewer Available, Natural Gas Available, Electricity Available, Cable Available, Phone Connected, Natural Gas Connected, Electricity Connected, Cable Connected

**Lot Features:** Corner Lot **Fireplaces Total:** 1

**Cooling:** None

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## Fees & Taxes

**Tax Assessed Value:** \$33,957

**Tax Year:** 2022

**Tax Annual Amount:** \$1,016

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## School Information

**High School District:** Battle Creek

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## Miscellaneous



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**Road Surface Type:** Paved

**Owner Pays:** None

**Tenant Pays:** Electric, Water, Trash Collection,  
Sewer, Gas

**CrossStreet:** Division St N & Penn St

**Listing Terms:** VA Loan, MSHDA, FHA, Cash,  
Conventional



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