

# 7173, CHICAGO, COLDWATER, MI, 49036

<https://tuckerbenner.com>



Prime Downtown Coldwater Commercial Opportunity - Endless Potential!  
Property Highlights: ✓ 6,400 square feet of usable space ✓ Main floor currently configured with 2 separate storefronts, each with its own entrance ✓ Easily maintain as two business spaces or open the floor plan into one large, inviting commercial layout ✓ Expansive second floor ready for [...]

- 3 baths
- Business
- Commercial Sale
- Active



## Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 0.07 sq ft

**Bathrooms Full:** 3

**Business Type:** Other, Professional/Office, Restaurant, Bar/Tavern/Lounge, Retail

**Type:** Business

**Bathrooms:** 3 baths

**Year built:** 1900

**Lot Size Acres:** 0.07 acres

**County:** Branch

## 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:** 6400 sq ft

**Construction Materials:** Brick

**StoriesTotal:** 6400

**Number Of Buildings:** 2

**Number Of Units Total:** 3

**Heating:** Forced Air

**Foundation Details:** None

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## Amenities & Features

**Inclusions:** Real Estate

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

**Interior Features:** Broadband

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## Fees & Taxes

**Tax Assessed Value:** \$57,890

**Tax Year:** 2024

**Tax Annual Amount:** \$3,180

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## School Information

**High School District:** Coldwater

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Clay

**Listing Terms:** Conventional, Cash

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