

892, CHICAGO, COLDWATER, MI, 49036  
https://tuckerbenner.com



AVAILABLE FOR LEASE: 1,000 - 2,000 SF in-line office suites in The Phoenix Building, a 12,000 SF multi-tenanted commercial building in Coldwater. Under new ownership, recent updates include a new roof, parking lot, sidewalks, and pylon sign. Site also features 40+/- parking spaces and a convenient location less than 1 mile from the I-69/E. Chicago [...]

- 0 baths
- Office
- Commercial Lease
- Active



Basics

**Category:** Commercial Lease  
**Status:** Active  
**Lot size:** 1.42 sq ft  
**Lot Size Acres:** 1.42 acres  
**County:** Branch

**Type:** Office  
**Bathrooms:** 0 baths  
**Year built:** 1991  
**Business Type:** Professional/Office, Institutional

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Phone: (231)730-8781  
Email: tuckerbennerteam@gmail.com  
Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



# Building Details

**Building Area Total:** 12000 sq ft  
**Sewer:** Public Sewer  
**Roof:** Metal

**Construction Materials:** Block  
**Heating:** Forced Air  
**Number Of Buildings:** 1

# Amenities & Features

**Parking Total:** 40  
**Utilities:** Phone Available, Natural Gas Available, Electricity Available, Cable Available, Phone Connected, Natural Gas Connected, Electricity Connected, Cable Connected, Water Available, Sewer Available, Storm Sewer, Broadband  
**Parking Features:** Asphalt, Driveway  
**WaterSource:** Public  
**Fireplaces Total:** 1  
**Cooling:** Central Air

# Fees & Taxes

**Tax Assessed Value:** \$457,713  
**Tax Year:** 2022

# School Information

**High School District:** Coldwater

# Miscellaneous

**Road Surface Type:** Paved  
**CrossStreet:** Willowbrook Rd. & Fiske Rd.  
**Tenant Pays:** Electricity, Janitorial Service, Management, Taxes, Trash Collection, Water, Sewer, Gas, Common Area Maintenance, Building Insurance

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