

# 904, CLARK, ALBION, MI, 49224

<https://tuckerbenner.com>



**\$399,000**



AVAILABLE FOR SALE: 27,044 SF light-industrial/warehouse facility on 1.08-acre parcel northeast of downtown Albion, Michigan, and just 2 miles from I-94 interchange. Built in 1953 - 1978 (est.), this concrete block/steel building offers an approx. 2,058 SF office/showroom area and approx. 24,986 SF industrial/warehouse area featuring 10' - 18' clear height, bus duct, 300 kVA [...]

- 0 baths
- Industrial
- Commercial Sale
- Active



## Basics



### Call us now

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



**Category:** Commercial Sale **Type:** Industrial

**Status:** Active

**Bathrooms:** 0 baths

**Lot size:** 1.08 sq ft

**Year built:** 1953

**Lot Size Acres:** 1.08 acres **Business Type:** Auto Service, Professional Service, Distribution, Storage, Manufacturing

**County:** Calhoun

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## Building Details

**Building Area Total:** 27044 sq ft

**Number Of Units Total:** 1

**Construction Materials:** Brick, Block, Metal Siding

**Heating:** Natural Gas, Forced Air, Space Heater

**Roof:** Rubber

**Number Of Buildings:** 1

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## Amenities & Features

**Inclusions:** 1

**Utilities:** Telephone, Cable Connected, Public Water, Public Sewer

**WaterSource:** Public **Cooling:** Wall Unit(s)

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## Fees & Taxes

**Tax Assessed Value:** \$65,300

**Tax Year:** 2022

**Tax Annual Amount:** \$3,333

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## School Information

**High School District:** Marshall

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## Miscellaneous



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**CrossStreet:** Jackson Street & I-94

**Listing Terms:** Cash



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