

9167, 1ST, BARODA, MI, 49101

https://tuckerbenner.com



\$449,000



Well-maintained industrial building offering approximately 6,250 sq. ft. of versatile space in Baroda, ideally located near I-94 and the US-31 Bypass along the Southwest Michigan Wine Trail. This property is well suited for a warehouse, workshop, light manufacturing facility, or the perfect space to store recreational equipment and toys. The building features 3-phase, 600-amp electrical [...]

- 2 baths
- Industrial
- Commercial Sale
- Active



### Basics

### Call us now

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



**Category:** Commercial Sale

**Status:** Active

**Lot size:** 0.3 sq ft

**Bathrooms Full:** 2

**Business Type:** Professional Service, Distribution, Storage, Manufacturing

**Type:** Industrial

**Bathrooms:** 2 baths

**Year built:** 1993

**Lot Size Acres:** 0.3 acres

**County:** Berrien

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## Building Details

**Building Area Total:** 7100 sq ft

**Construction Materials:** Metal Siding

**StoriesTotal:** 6552

**Roof:** Metal

**Number Of Units Total:** 1

**Heating:** Forced Air

**Building Features:** Bath Common Area

**Number Of Buildings:** 1

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## Amenities & Features

**Parking Total:** 25

**Inclusions:** Real Estate

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

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## Fees & Taxes

**Tax Assessed Value:** \$43,311

**Tax Year:** 2024

**Tax Annual Amount:** \$2,412

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## School Information

**High School District:** Lakeshore

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## Miscellaneous

**Road Surface Type:** Paved

**CrossStreet:** Church St & Center St

**Listing Terms:** Conventional,  
Other, Contract, Cash

**Tenant Pays:** Prop Taxes/Assess, Building Insurance,  
Common Area Maintenance, Electric, Gas, Janitorial,  
Sewer, Trash, Water

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