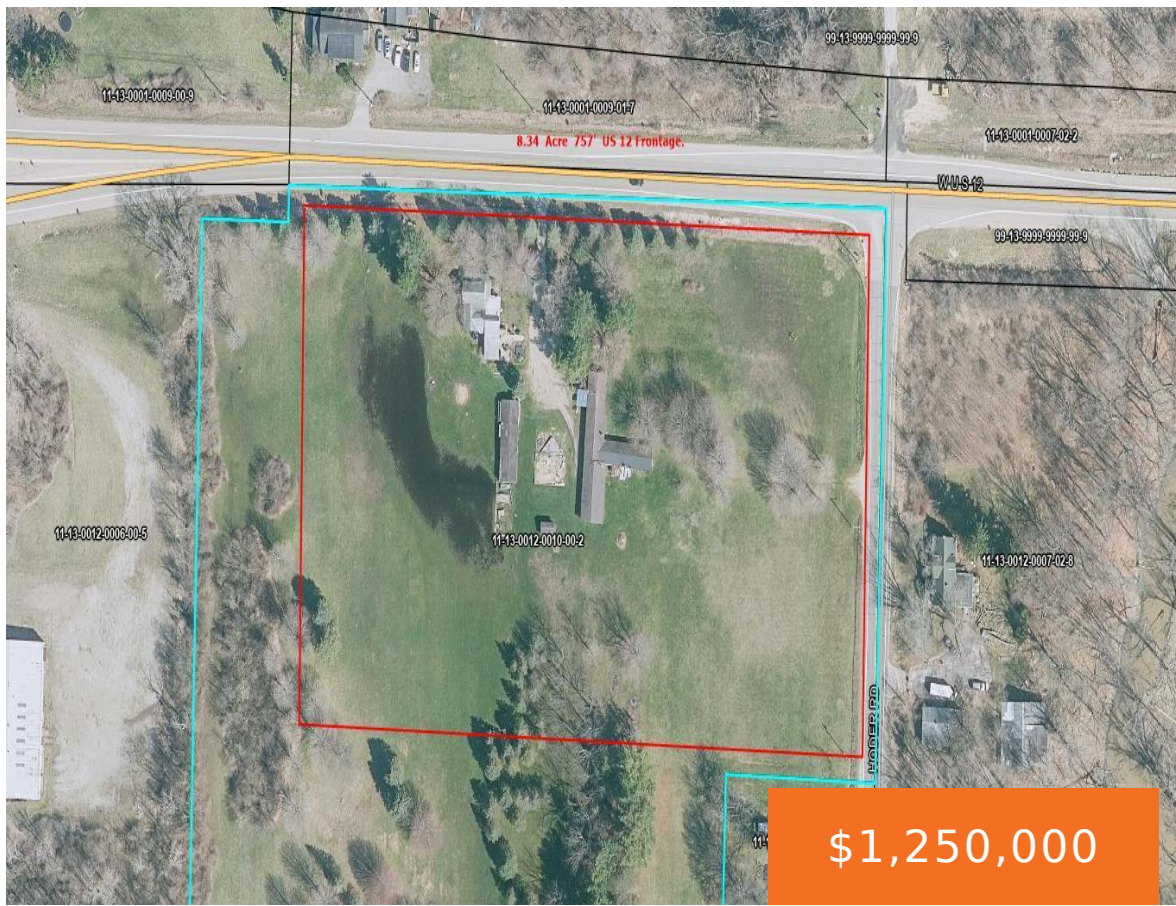


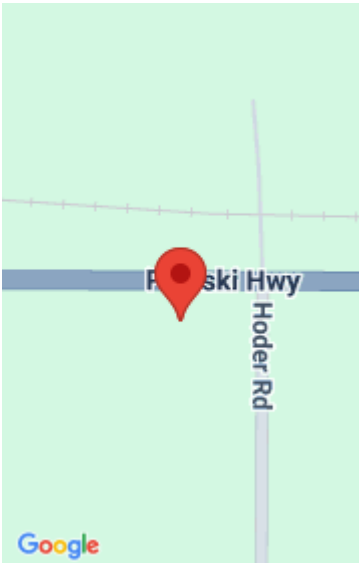
9950, US 12, NEW BUFFALO, MI, 49117

https://tuckerbenner.com



Estimated 8.34 Acres High Visibility Commercial Location @ the Corner of US 12 & Hoder Rd in New Buffalo Twp. Parcel to be split from 44 Acre Homestead property and is subject to township approval. Exit 4 East from I-94 towards Niles. Proposed split to include 757' US 12 frontage and 480' frontage along Hoder [...]

- 2 baths
- Retail/Commercial
- Commercial Sale
- Active



Call us now



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



# Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** 8.34 sq ft

**Bathrooms Full:** 2

**Business Type:** Other, Auto Service, Professional/Office, Professional Service, Restaurant, Distribution, Bar/Tavern/Lounge, Storage, Retail, Recreation, Manufacturing, Institutional

**Type:** Retail/Commercial

**Bathrooms:** 2 baths

**Year built:** 1940

**Lot Size Acres:** 8.34 acres

**County:** Berrien

# Building Details

**Building Area Total:** 3863 sq ft

**Sewer:** Septic System

**StoriesTotal:** 2

**Number Of Units Total:** 2

**Heating:** Baseboard

**Number Of Buildings:** 3

# Amenities & Features

**Inclusions:** Real Estate, Non-Applicable

**WaterSource:** Well, Public

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

**Cooling:** Window Unit(s)

# Fees & Taxes

**Tax Assessed Value:** \$100,252

**Tax Annual Amount:** \$1,936

**Tax Year:** 2024

# School Information

## Call us now

**High School District:** New Buffalo

**Miscellaneous**

**Road Surface Type:** Paved                      **CrossStreet:** Corner of Hoder Rd & US 12.

**Listing Terms:** Conventional, Cash

**Call us now**