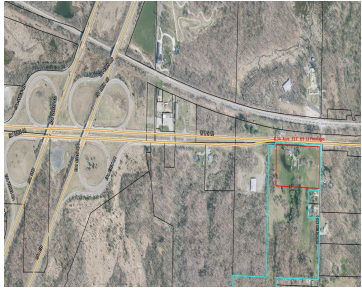


9950, US 12, NEW BUFFALO, MI, 49117

https://tuckerbenner.com



Exceptional 8.34-acre commercial opportunity at the high-visibility corner of US-12 and Hoder Rd in New Buffalo Township. This parcel—proposed to be split from a 44-acre homestead—is subject to township approval and offers prime positioning just off Exit 4 East from I-94 toward Niles. Featuring approximately 757 feet of frontage on US-12 and 480 feet along [...]

- 2 baths
- Industrial
- Commercial Sale
- Active



Basics

Category: Commercial Sale

Status: Active

Lot size: 8.3 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: Industrial

Bathrooms: 2 baths

Year built: 1940

Lot Size Acres: 8.3 acres

County: Berrien

Call us now



Phone: (231)730-8781

Email: tuckerbennerteam@gmail.com

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



Building Details

Building Area Total: 3863 sq ft

Heating: Baseboard

Number Of Buildings: 2

Number Of Units Total: 2

StoriesTotal: 1

Amenities & Features

Inclusions: Real Estate **Utilities:** Phone Available, Natural Gas Available, Electricity Available, Cable Available, Phone Connected, Natural Gas Connected, Electricity Connected, Cable Connected, Extra Well

WaterSource: Well **Interior Features:** Broadband

Cooling: Window Unit(s)

Fees & Taxes

Tax Assessed Value: \$100,252

Tax Year: 2024

Tax Annual Amount: \$1,936

School Information

High School District: New Buffalo

Miscellaneous

Road Surface Type: Paved

CrossStreet: Hoder

Listing Terms: Conventional, Cash

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