



List Number: 25035767	Total # Bldgs: 1	New Construction: No	Status: Active
Municipality: Benton Twp	Total # Units: 3	Tax ID #: 11-03-0032-0006-21-9	Original List Price: \$5.5
County: Berrien	# Fin Bldg Lvl: 1	Road Frontage: 158	Monthly Rent: 4,583.33
Property Sub-Type: Retail	Lot Acres: 1.58	Total Net SqFt: 10,000	Days On Market: 16
	Lot Dimensions: 158' X 500'	Total SqFt: 44,000	Cumulative DOM: 16
	Lot Measurement: Acres	Year Built: 1976	Expiration Date: 07/15/2026
	Lot Square Footage: 68,825		Waterfront: No

Legal: COM 217.39'E & 40'S01DEG06'E OF NW COR OF NE1/4 OF NW1/4 SEC 32 T4S R18W TH E 150'TH S01DEG06'E 460'TH W 148.6'TH N01DEG06'W 460'TO POB NAPIER AVE R/W EXCEPTED PER 977/554
Taxable Value: 415,570
School District: Benton Harbor

SEV: 704,500
Zoning: For Tax Year: 2025 Non-Special Assmt/Type: None
Conforming Use:

Additional Details:	Total Parking Spaces: 52; Ceiling Height: 14; Power/Phase: 3 phase	Heat Source: Natural Gas Heat Type: Forced Air	Sewer: Public Sewer Foundation: Slab
Additional Features:	Barrier Free; Fiber Optic Hwy; Fire Sprinkler	Income and Expenses:	Street Type: Public
Air Conditioning:	Central Air	Lease Term: Multi Tenant Retail/Commercial Building	Tenant Pays: Electric; Gas; Janitorial; Sewer; Trash; Water Uses: Professional Service; Professional/Office; Retail
Below Grade Construction Type:	None Block; Concrete; Steel	Lease Type: Triple Net	Util Avail at St: Cable Available; Electricity Available; High Speed Internet; Natural Gas Available; Phone Available; Storm Sewer
Docs at List Office:		Lease Information:	Utilities Attached: Electricity Connected; Natural Gas Connected; Phone Connected
Docs Req Conf Agrmnt:		Roofing: Rubber	Water: Public Water
Driveway:	Asphalt; Shared Paved		Water Fea. Amenities:
Exterior Material:	Metal Siding; Stone		Water Type:
			SqFt Information:

Public Remarks: This high traffic location (15,000/day) offers great visibility to get your business noticed and boost sales. The building has been recently updated with a new facade, asphalt, roof, windows, doors, etc. Current there is one space available with roughly 10,000 sf ready to buildout for future tenant. The entire building is also available to purchase and has 44,000 sf with roughly 34,000 sf rented to B class tenants so it would make a great investment to purchase the building as the other tenants cover most of the costs lowering your effective rent rate.

Agent Only Remarks:

Listing Agreement: Exclusive Right To Sell

RP: No

List Off:	Name	Primary Phone	Email	Other
List Agt:	@properties Christie's International R.E.(satpr04)	269-469-0700	george@atproperties.com	Fax:
List Association:	Chris Marzke (smarz)	269-208-3635	chrismarzke@gmail.com	Mobile:
	Southwestern Michigan Association of REALTORS			

Showing Instructions: Call/text listing agent for appointment

Listing Date: 07/16/2025

Status Change Date: 07/18/2025

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