

2555 S 11th Street, Niles Twp, Michigan 49120

MLS#: **2220043490**
Status: **Active**

Prop Type: **Real Estate Only**

LP: **\$475,500**
OLP: **\$475,500**



Location Information

County: **Berrien**
Township: **Niles Twp**
Mailing City: **Niles**
MLS Area: **94181 - Niles Twp**
School Dist: **Brandywine**
Location: **S of S of 11th street/E of Bertrand rd**
Directions: **Corner of: S. 11th Street and E, Bertrand rd.**

Lot Information

Acreage: **1.47**
Lot Dim: **353 x 194**
Road Frt Feet: **80**
Water Frt Ft:
Side of Str:

General Information

Year Built/Rmd: **1984**

Units/ \$ Lsd: **2 / -%**
Loft Units:
Eff/Std Units:
1 BR Units:
2 BR Units:
3 BR Units:
4 BR Units:
Encroachments: **No**

Business Information

Zoning: **Commercial, Heavy Industrial, Light Industrial, Multiple**
Current Use: **Automotive, Commercial, Mixed Use, Other, Retail, Ser**
Bus Type: **Manufacturing, Office, Retail, Wholesale**
Licenses:
Rent Incl:
Inv List:
Inv Incl: **No**
APOD Avail:
Zone Conform: **Yes**
Rent Cert'd:
Restrictions:

Income and Expenses

Monthly Sales: **0**
Annl Net Inc: **0**
Annl Gross Inc: **0**
Annl Oper Exp: **0**

Access To / Distance To

Airport:
Interstate: **No**
Railroad:
Waterway:

Square Footage

Est Sqft Ttl: **10,930**
Est Sqft Main: **10,930**
Est Sqft Office:

Listing Information

Listing Date: **06/03/2022** Pending Date:
Terms Offered: **Cash, Conventional, Warranty Deed**
Access: **Appointment**

Off Mkt Date:
Exclusions: **No** Trans Type: **Sale**
Possession: **At Close** Short Sale: **No**

Features

Arch Level: **1 Story**
Foundation: **Slab**
Foundation Ft:
Exterior Feat:
Fencing:
Heating Fuel: **Natural Gas**
Wtr Htr Fuel: **Natural Gas**
Water Source: **Public (Municipal), Well (Existing)**
Out Buildings:

Exterior: **Aluminum, Block/Concrete/Masonry, Steel, Wood**
Foundation Mtrl: **Block**

Roof Mtrl: **Asphalt**
Heating: **Forced Air, Radiant, Central Air**
Plant Heating:
Office Heating: **Central Air**
Sewer: **Shared Septic (Common)**
Road Frontage: **Class A**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: **111408600026028** Ownership: **Standard (Private)**
Tax Summer: **\$3,019** Tax Winter: **\$2,062** Other/Spec Asmt:
SEV: **114,500.00** Taxable Value: Occupant: **Owner**
Legal Desc: **COM ON E LN US31 AT A PT 1015.3' N00DEG14'E OF C/L CHICAGO RD IN SEC 14 T8S R17W TH N00DEG14'E 180' TH S89DEG48'E 355.5' TH S00DEG12'W 180' TH N89DEG48'W 355.62' TO POB.**

Office Information

Office: **Keller Williams Home**

Remarks

Pub Rmks: **2 Buildings Totaling 10,930 sqft on 1.47 acres Near Lowe's, Walmart, Dealerships, Oil Changes and Recreational Businesses with Very High Traffic Count. Half Mile from All Major Freeways. Lots of Opportunity for Investor(s). Seller is Very Motivated to Sell. Call Agent to Schedule Appointment**