

Beautiful Downtown Three Rivers  
52-54 N Main Street | Three Rivers

## Beautiful Downtown Three Rivers 2 floors of retail/office; upper level apartments

Retail  
For Sale or Lease  
52-54 N Main Street  
Three Rivers, Michigan

### Overview:

Beautifully renovated building located next to the theater in Downtown Three Rivers. Catering hall in lower level, retail / office space on ground level. Owner in the process of building out 3 apartments on upper level. Full kitchen for catering hall located in lower level of adjoining bldg.



### Information:

Municipality:	City of Three Rivers
Gross Size:	19,168 SF
Available for Lease:	5,994 - 15,510 SF
Buildings / Units:	2 Buildings / 2 Units
Building Levels:	3 Levels
Total Acres:	0.20 Acres
Lot Dimensions:	48' x 185'
Zoning Code:	B-3
Construction:	Brick / Frame
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking Type:	Street
Air Conditioning:	Central Air
Basement:	Walkout
Parcel #:	7505119902300
RE Taxes / Year:	\$7,627.41 / 2018

### Contact Information:

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### Sale Price:

**\$450,000**

### Lease Price:

**\$6.00/SF Modified**