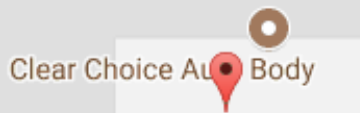


## First-Class Location! Fantastic Visibility

Industrial / Investment / Multi-Use  
For Sale  
1006 W Michigan Avenue  
Three Rivers, Michigan

### Overview:

This is your chance to own or lease prime Real Estate on W. Michigan Avenue! Road front and newly updated (exterior) industrial building. Surrounded by well known brands such as; McDonalds, Burger King, Taco Bell and Family Video to name a few. This property will need to be split from the main parcel.



Google

Map data ©2018 Google

### Contact Information:

#### Zachery VandeWeerd

(269) 384-8367 [direct]  
(269) 271-5090 [mobile]  
zvandeweerd@ccmichigan.com

### Information:

County:	St Joseph
Municipality:	Three Rivers City
Available for Lease:	-
Buildings / Units:	1 Building / 1 Unit
Total Acres:	0.97 Acres
Zoning Code / Description:	B-2 / Commercial
Between Streets:	Benjamin & Erie
Street Type:	Public
Construction:	Metal / Block
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking Type:	Paved
Restrooms:	2 / Common Area
Utilities Available:	All Public Utilities
Power (Phase):	Three (3) Phase
Barrier Free Access:	Yes

### Sale Price:

**\$149,998**