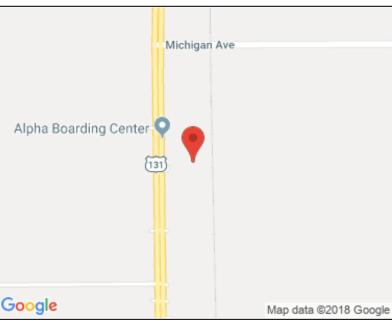
# ONE of A KIND! Impressive. Various Potential Uses

Other / Multi-Use For Sale 52265 US 131 Hwy. Three Rivers, Michigan

#### **Overview:**

You just don't see this very often; a gorgeous property that was built with no expense spared. Ideal spots for privacy and clearly visual for the huge traffic on US 131. Equipped with a beautiful bar, heated indoor pool & hot tub, full kitchen, 2 full baths, top notch building right beside + so MUCH MORE!



### **Contact Information:**

#### **Zachery VandeWeerd**

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



#### Information:

Gross Size: 6,700 SF
Office SF: 3,500 SF
Warehouse SF: 3,200 SF
# of Buildings: 2 Buildings
Total Acres: 6.28 Acres
Lot Dimensions: 573.62' x 324'

Zoning Code / Description: C-LI District / Commercial/Limited

Industrial Dist.

Between Streets: Michigan Ave. & Johnson Rd.

Sewer / Water: Septic / Well
Heat Type / Source: Forced Air / Gas
Parking # / Type: 30 +/- / Paved

# of Restrooms: 3

Air Conditioning: Central Air
Grade Level Doors: Five Doors
Grade Level Doors Height: 12 FT

Utilities Available: All Public Utilities

#### Sale Price:

## \$349,000

Total of 2 parcel's.

info@ccmichigan.com | 628 West Milham Road, Portage, MI 49024 - 269.349.1000 | 99 Monroe Ave NW, Suite 200, Grand Rapids, MI - 616.459.8000