

# MIXED USE

Sale: \$350,000



- Total Size: 6,070 sq ft
- Retail Building Size: 4,360 sq ft
- Lot Size: 1.917 Acres
- Large Pole Barn
- Docks: 1
- Overhead Doors: 4
- Single Family Home Included

## 2816 S. 11th Street (M-51)

Niles, MI 49120

(Niles Charter Township)

Combination of retail and warehouse/office space on busy M-51. 4,360 SF commercial/retail building on 1.917 acres. Main building includes one overhead door and dock. Large 55'x18' pole barn features three overhead doors. 720 SF single-family home also included. On high traffic corridor with great visibility. Retail suite and offices have all been completely remodeled. Very clean warehouse/shop area. Fenced yard and security system. 200 Amp power. Municipal sewer and well water. Zoned General Business.

### Site Contact Information:

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