

# MIXED USE

Sale: \$239,000



- Building Size: 4,712 sq ft
- Completely Renovated
- Includes Loft Apartments
- Municipal Water & Sewer

## 8972 First Street

Baroda, MI 49101

(Village of Baroda)

Caps well over 10%...Hello Investors (rent is \$3160 per month) APOD is available for property. Totally renovated buildings in the Village of Baroda with original tin ceilings, exposed brick and wood floors in the storefront with a current 5 year lease. Very close to all the wineries in the area such as Tabor Hill, Round Barn, Lemon Creek and Domaine Berrien Cellars. A new winery and brewery are also in the works for downtown Baroda. Two Chicago Style loft apartments above storefront (could be converted to one big loft) with the one at \$750. and the other for \$550. There is an additional loft Apartment above the garage that rents for \$600 per month and the garage below for \$60 per month for storage. Investment wise store front is leased for \$1200 triple net per month (minus water and taxes) with a current new 5 Year Lease in place. All space is currently rented. The building is at the corner of First Street and Hills Road along the wine trail. Close to Union Pier and St. Joseph and all of the beaches.

### Site Contact Information:

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