

Building and Real Estate for Sale

Former Cowboy Saloon
405 & 411 N 2nd Street
Niles, Michigan 49120



Great Redevelopment Site in the Central Business District



Snapshot

Building:	6,108 SF
Land:	.50 Acres
Zoning:	CB - Central Business
Frontage:	157' on 2nd Street
Year Built:	1940
List Price:	\$249,000

Property Details

The Former Cowboy Saloon is 6,108 SF and is next to Niles City Hall in the Central Business District of Niles, Michigan. The building and the real estate is available with the liquor license available separately. The location is ideal for starting a new restaurant or for retail or office redevelopment. The property has 157' of frontage on N. 2nd Street. [VIEW PROPERTY ONLINE](#)



4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
574.271.4292 Fax
www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

Jim Ringler
Senior Broker
574.485.1516 (o) | 574.298.8980 (c)
jringler@cressy.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Interior Photos



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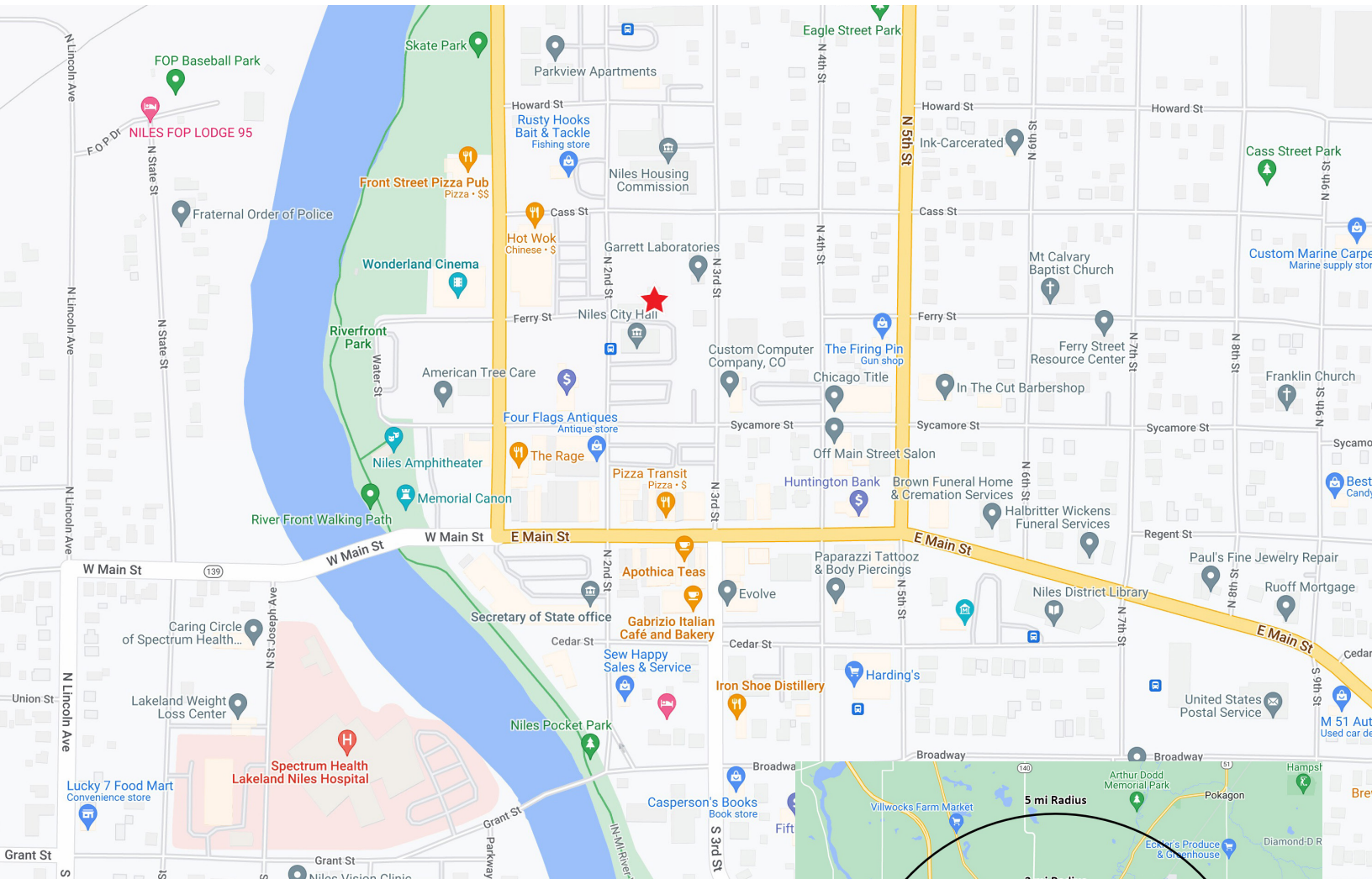
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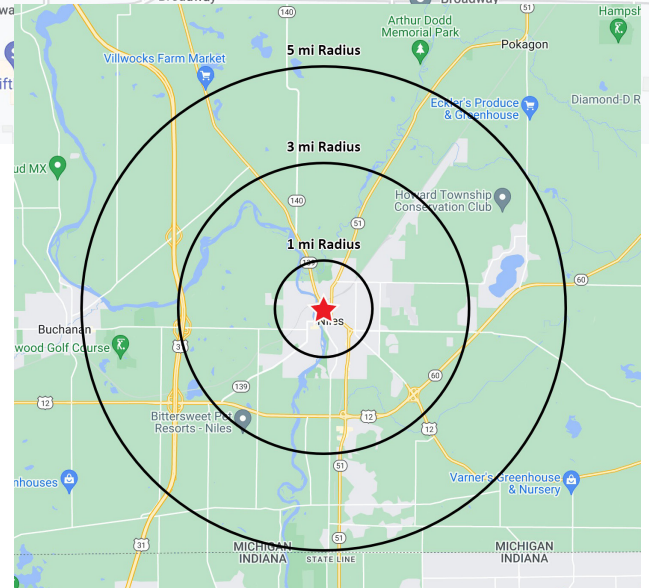
Located in the Heart of Downtown Niles, Michigan



2022 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,124	20,719	33,218
NUMBER OF HOUSEHOLDS	3,419	8,643	13,707
AVERAGE HOUSEHOLD INCOME	\$51,620	\$66,581	\$71,648

Location

This property is located in growing downtown Niles, Michigan just one block off Front St., the St. Joseph River, and Riverfront Park. It is only 3 miles from US 12 and US 31 and 6 miles north of South Bend, IN and the University of Notre Dame. Eclectic shops, restaurants, entertainment, and gathering venues line the streets in beautiful Niles.



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