

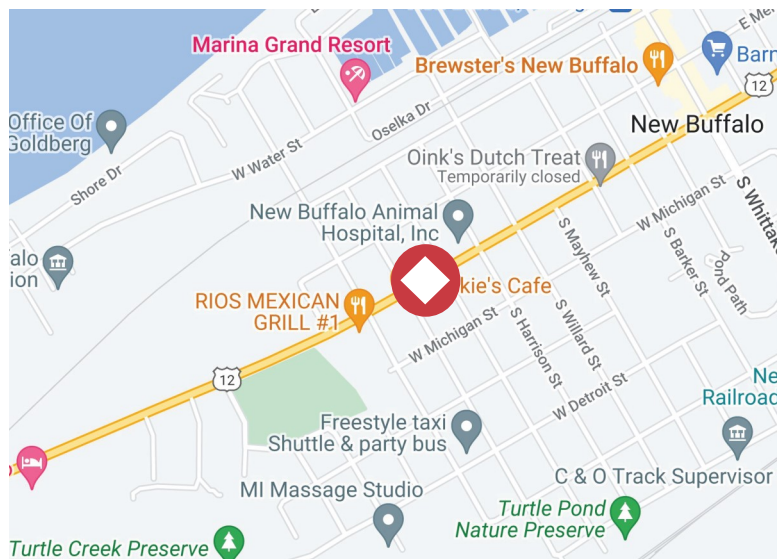


819 W. Buffalo St.

New Buffalo, Michigan 49117

Property Features

- +/- 17,650 SF of storage & repair facilities space
- Downtown New Buffalo location
- Ample on-site parking



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Asset Overview

819 W. Buffalo Street
New Buffalo, Michigan

More Than An Address

+/- 17,650 SF of storage & repair facilities space. Downtown New Buffalo location. Ample on-site parking.

The Property

Location	New Buffalo, Michigan
Acreage	+/- 0.696 Acres
Total Building SF	+/- 17,650 SF
HVAC	Yes—Natural Gas
Signage	Pylon
Parking	On-site, surface
Zoning	GCD—General Commercial District
Municipality	City of New Buffalo

Sale Information

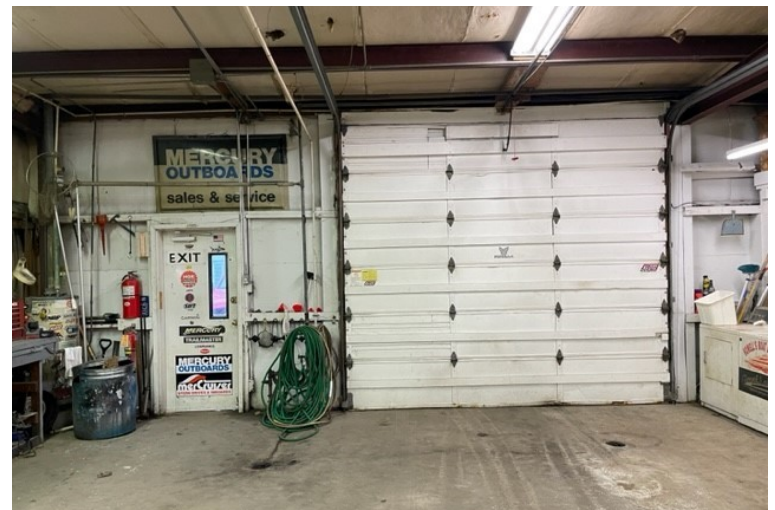
Sale	\$800,000
Per SF	\$73.65/SF

Property Assessment

Parcel #	62-8200-0373-10-1
Assessment Year	2022
SEV	\$197,400
Taxable Value	\$120,861
2022 Summer Taxes	\$3,687.54
2022 Winter Taxes	\$1,978.09
Total Annual Taxes	\$5,665.63

Property Photography

819 W. Buffalo Street
New Buffalo, Michigan



Property Photography

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GIS Aerial

819 W. Buffalo Street
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**Parcel dimensions are approximate and are to be verified by purchaser*

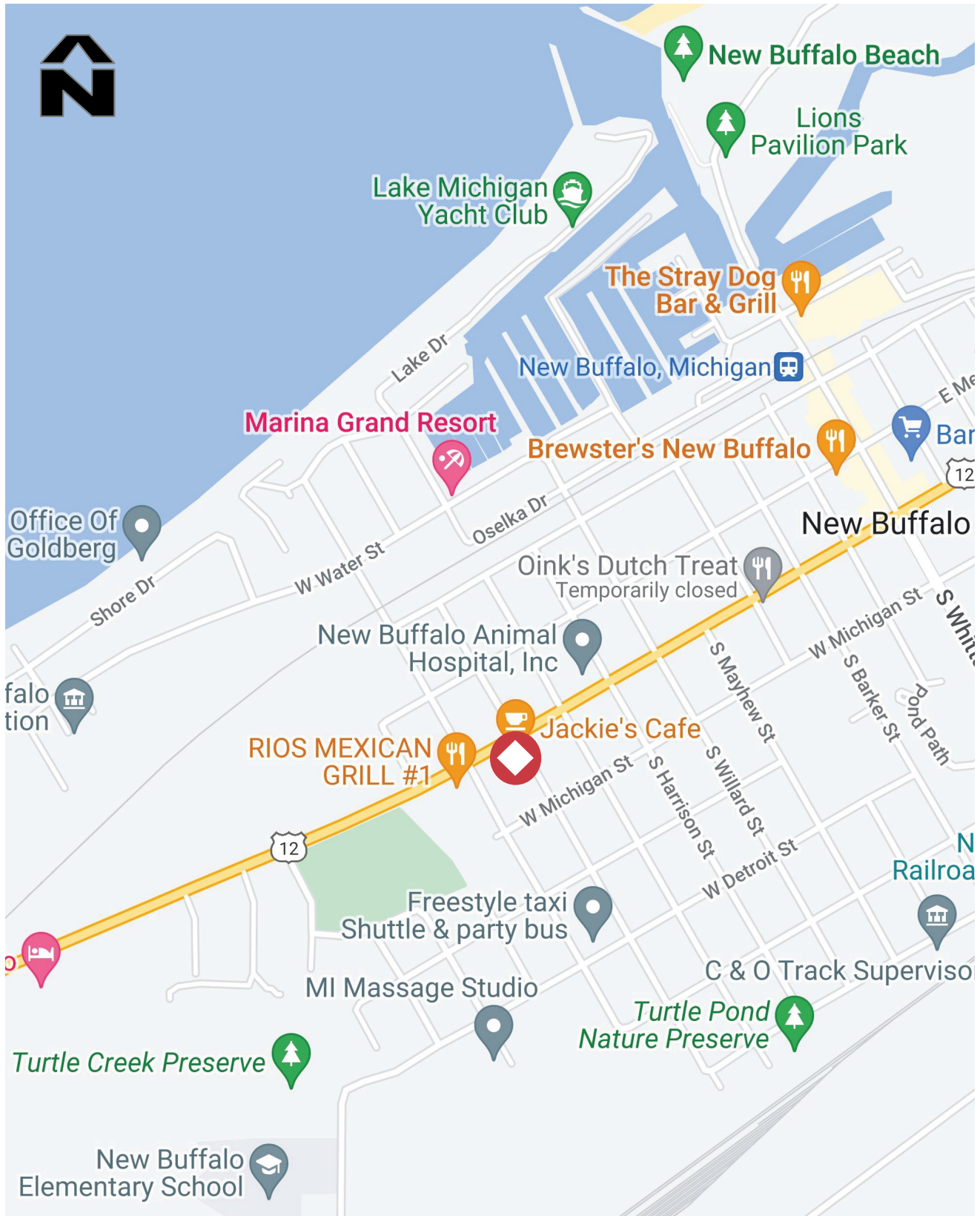
Aerial Map

819 W. Buffalo Street
New Buffalo, Michigan



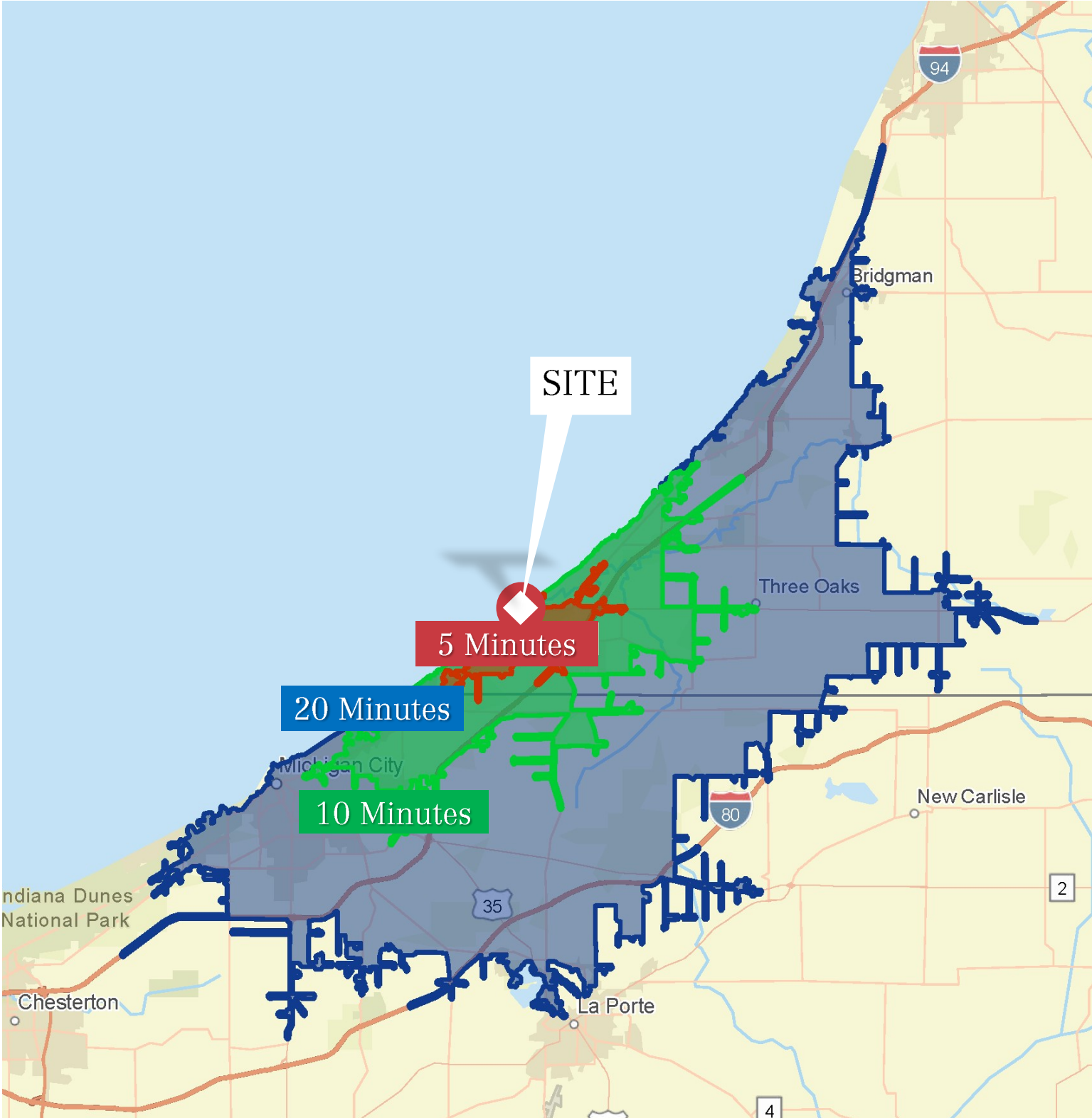
Location Map

819 W. Buffalo Street
New Buffalo, Michigan



Drive Time Map

819 W. Buffalo Street
New Buffalo, Michigan



Demographic Information

819 W. Buffalo Street
New Buffalo, Michigan

	1 mile	3 miles	5 miles			
Census 2010 Summary						
Population	1,882	3,455	6,865			
Households	852	1,564	3,113			
Families	500	934	1,924			
Average Household Size	2.20	2.20	2.20			
Owner Occupied Housing Units	631	1,210	2,555			
Renter Occupied Housing Units	221	354	558			
Median Age	48.2	49.3	50.5			
Census 2020 Summary						
Population	1,735	3,287	6,576			
Households	821	1,540	3,090			
Average Household Size	2.11	2.13	2.12			
2022 Summary						
Population	1,685	3,198	6,507			
Households	822	1,540	3,102			
Families	462	882	1,839			
Average Household Size	2.05	2.07	2.09			
Owner Occupied Housing Units	658	1,289	2,704			
Renter Occupied Housing Units	164	251	398			
Median Age	52.8	54.1	55.2			
Median Household Income	\$63,339	\$68,760	\$78,218			
Average Household Income	\$103,210	\$116,236	\$126,082			
2027 Summary						
Population	1,667	3,165	6,482			
Households	818	1,534	3,108			
Families	458	875	1,836			
Average Household Size	2.04	2.06	2.08			
Owner Occupied Housing Units	673	1,308	2,741			
Renter Occupied Housing Units	145	226	367			
Median Age	54.4	55.6	56.2			
Median Household Income	\$89,637	\$91,772	\$97,113			
Average Household Income	\$124,657	\$138,306	\$143,382			
Trends: 2022-2027 Annual Rate						
Population	-0.21%	-0.21%	-0.08%			
Households	-0.10%	-0.08%	0.04%			
Families	-0.17%	-0.16%	-0.03%			
Owner Households	0.45%	0.29%	0.27%			
Median Household Income	7.19%	5.94%	4.42%			
2022 Households by Income						
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	75	9.1%	118	7.7%	174	5.6%
\$15,000 - \$24,999	79	9.6%	136	8.8%	230	7.4%
\$25,000 - \$34,999	69	8.4%	131	8.5%	261	8.4%
\$35,000 - \$49,999	116	14.1%	212	13.8%	386	12.4%
\$50,000 - \$74,999	116	14.1%	215	14.0%	456	14.7%
\$75,000 - \$99,999	75	9.1%	131	8.5%	281	9.1%
\$100,000 - \$149,999	134	16.3%	255	16.6%	547	17.6%
\$150,000 - \$199,999	78	9.5%	135	8.8%	275	8.9%
\$200,000+	79	9.6%	208	13.5%	493	15.9%
Median Household Income	\$63,339		\$68,760		\$78,218	
Average Household Income	\$103,210		\$116,236		\$126,082	
Per Capita Income	\$50,542		\$55,989		\$60,173	
2027 Households by Income						
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	53	6.5%	80	5.2%	115	3.7%
\$15,000 - \$24,999	55	6.7%	89	5.8%	149	4.8%
\$25,000 - \$34,999	66	8.1%	101	6.6%	208	6.7%
\$35,000 - \$49,999	113	13.8%	167	10.9%	282	9.1%
\$50,000 - \$74,999	83	10.1%	228	14.9%	486	15.6%
\$75,000 - \$99,999	62	7.6%	141	9.2%	345	11.1%
\$100,000 - \$149,999	182	22.2%	301	19.6%	636	20.5%
\$150,000 - \$199,999	109	13.3%	181	11.8%	359	11.6%
\$200,000+	96	11.7%	245	16.0%	526	16.9%
Median Household Income	\$89,637		\$91,772		\$97,113	
Average Household Income	\$124,657		\$138,306		\$143,382	
Per Capita Income	\$61,448		\$67,096		\$68,717	