Harding's | 2844 Niles Ave.

St. Joseph, Michigan



PRICE REDUCED! | Two Tenant Retail Building on Niles Avenue in St. Joseph, Michigan



Snapshot

Building: 32,413 SF

Land: 2.07 Acres

Zoning: C - Commercial

Year Built: 1958; Remodeled 1988

Power: 3-Phase / 440 volt

HVAC: Gas FA - Roof Tops

Parking: 100+ Lighted Spaces

CAP Rate: 9.2%

NOI: \$180,000

Reduced Price: \$1,650,000 (\$1,965,750)

Property Details

Reduced Price! This is a 32,413 SF 2-tenant building. Harding's Family Grocery is the anchor tenant and Family Dollar is the smaller tenant.

Detailed financial information is available upon execution of a confidentiality agreement.

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,039	33,352	53,387
NUMBER OF HOUSEHOLDS	2,555	14,853	23,128
AVERAGE HOUSEHOLD INCOME	\$81,168	\$73,121	\$72,121
MEDIAN AGE	44.5	40.2	39.8
MEDIAN HOME VALUE	\$179,284	\$164,470	\$169,231

JIM RINGLER

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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.

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

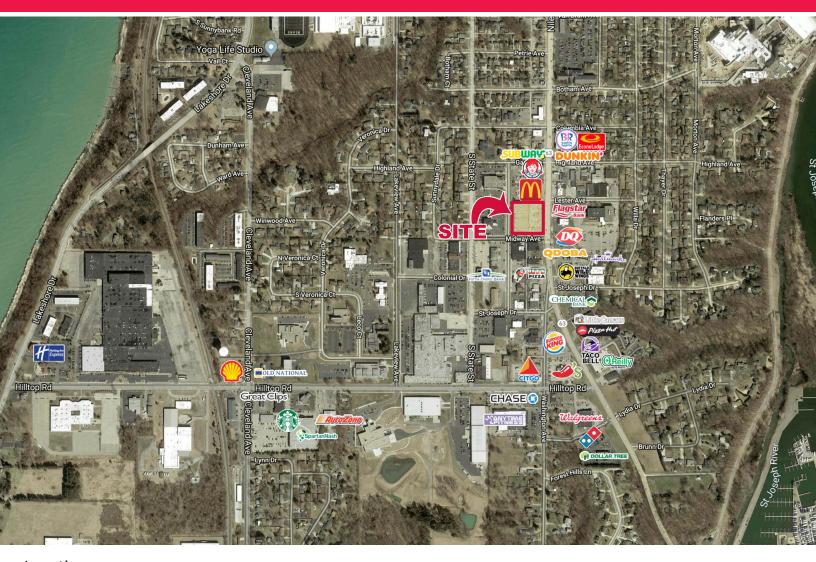
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Located on the Main Retail Corridor | 14,537 Average Daily Traffic Count



Location

Located in St. Joseph, Michigan on busy Niles Avenue. The City of St. Joseph is in Berrien County in Southwest Michigan. Niles Avenue is the main retail corridor supporting many national and regional franchise businesses. It is within easy access to the major highways and minutes to the affluent beach community and downtown area.

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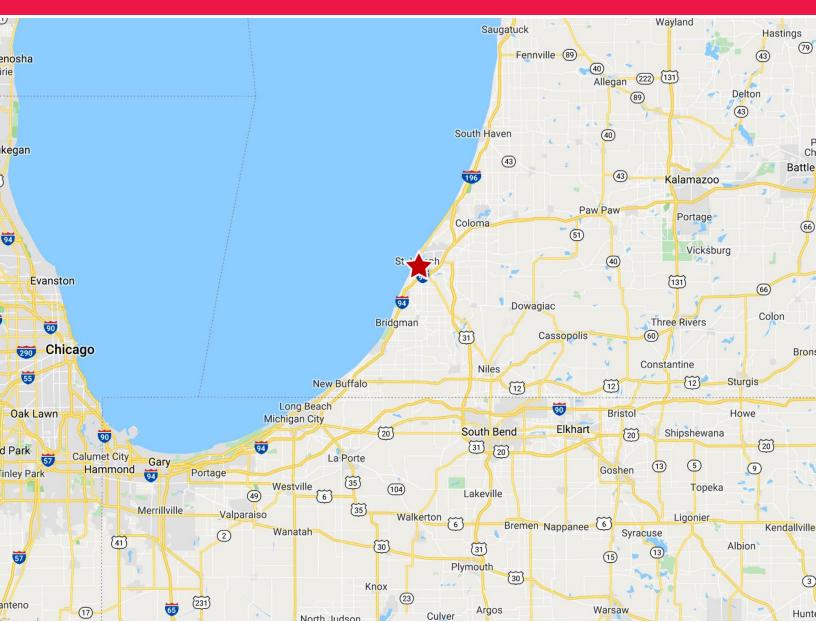
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Great Regional Location in Southwestern Michigan



Area Details

St. Joseph is carefully nestled on the southern tip of what has been termed "The Riviera of the Midwest." This deepwater port town is a growing resort community - part of a "small town" chain stretching from the state line in a spectacular arc along Lake Michigan. The lakeshore is peppered with remarkable sand dune formations and lined further inland with a lush countryside that produces some of the nation's finest orchards and vineyards.

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