

Land For Sale

3134 S. 11th Street

Niles, Michigan



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Access From Both South 11th Street And Woodlawn Avenue



Property Details

Land:	.55 Usable Acres
Frontage:	237.32'
Zoned:	General Business
Utilities:	Municipal Sewer & Water
Price Reduced:	\$110,000 (\$149,000)

This .55 acre parcel is located very close to the Indiana/Michigan state line on the west side of South 11th Street. Level terrain with municipal utilities available. It has ingress and egress from both 11th Street and Woodlawn Ave. This site is zoned for commercial use.

MDOT 2012 Average Daily Traffic (ADT): 19,600

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

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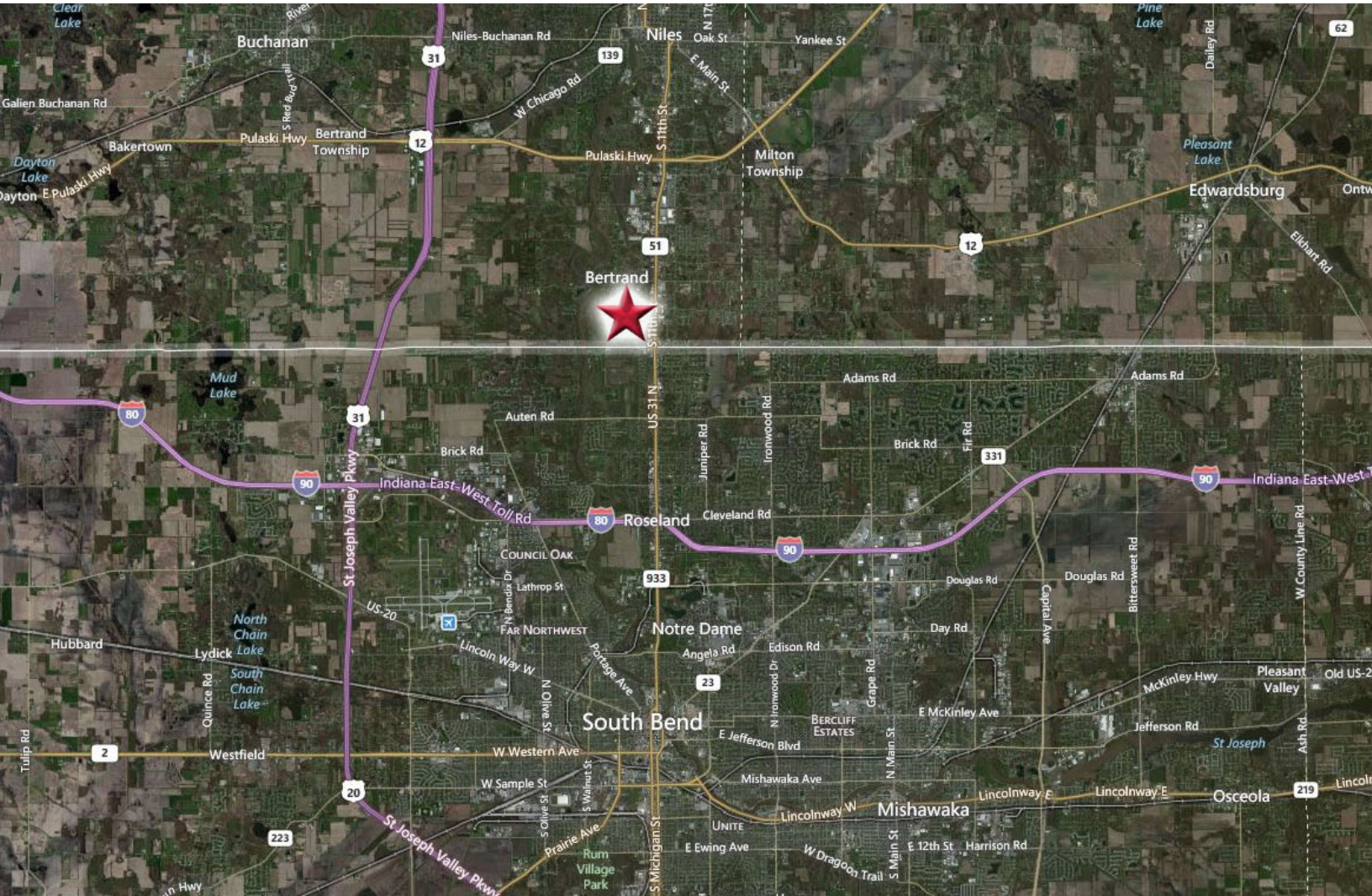
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Great Location On Busy South 11th Street With High Traffic Counts



Location

The property is located on the high traffic commercial corridor known as South 11th Street which connects the City of Niles (Michigan) to South Bend, Indiana. This corridor has a mixed of commercial, retail, restaurants, automotive service and sales, professional office and single family residential developments. The property is just north of the Indiana State Line; approximately 2 miles east from the US 20/31 Bypass; 2 miles north of the I-80/90 Indiana Toll Road, and 5 miles north of the University of Notre Dame.

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