

Office Building for Sale

Whirlpool | 133 Main Street

Benton Harbor, Michigan



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Opportunity Zone Property | High Quality, Adaptable Class A Professional Office Building

PRICE DRASTICALLY REDUCED



Snapshot

Building: 24,800 SF

Land: 1.26 Acre

Year Built: 1949, Remodeled in 2003

Zoning: Central Business

Parking: Ample Parking, Private Lot

Price Reduced: \$799,000 (~~\$1,488,000~~)

Property Details

Located in the Central Business District in Benton Harbor is this 24,800 SF two level professional office building. **It is located just blocks from Whirlpool World Headquarters on Main Street and Lake Michigan.** The building has private offices, huddle rooms, conference rooms, small cafeteria and plenty of open space. Second level is served by an elevator. Ample employee parking in rear of building on separate parcel. Perfect for one corporate user or multi-tenant use - even residential.

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,290	31,676	44,825
NUMBER OF HOUSEHOLDS	1,918	12,872	18,348
AVERAGE HOUSEHOLD INCOME	\$29,280	\$49,428	\$59,742

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

A Global Division of Cressy Commercial Real Estate

JIM RINGLER
 Senior Broker
 574.485.1561 (o) | 574.298.8980 (m)
 jringler@cressy.com

CHRISTIAN DAVEY, CCIM/SIOR
 Senior Broker, Principal
 574.485.1534 (o) | 574.274.1617 (m)
 cjdavey@cressy.com

NOAH DAVEY, CCIM
 Senior Broker, Principal
 574.485.1530 (o) | 574.850.2730 (m)
 ndavey@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.

Office Building for Sale

Whirlpool | 133 Main Street

Benton Harbor, Michigan

NAICressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Interior Property Photos



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

A Global Division of Cressy Commercial Real Estate

JIM RINGLER
Senior Broker
574.485.1561 (o) | 574.298.8980 (m)
jringler@cressy.com

CHRISTIAN DAVEY, CCIM/SIOR
Senior Broker, Principal
574.485.1534 (o) | 574.274.1617 (m)
cjdavey@cressy.com

NOAH DAVEY, CCIM
Senior Broker, Principal
574.485.1530 (o) | 574.850.2730 (m)
ndavey@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.

Office Building for Sale

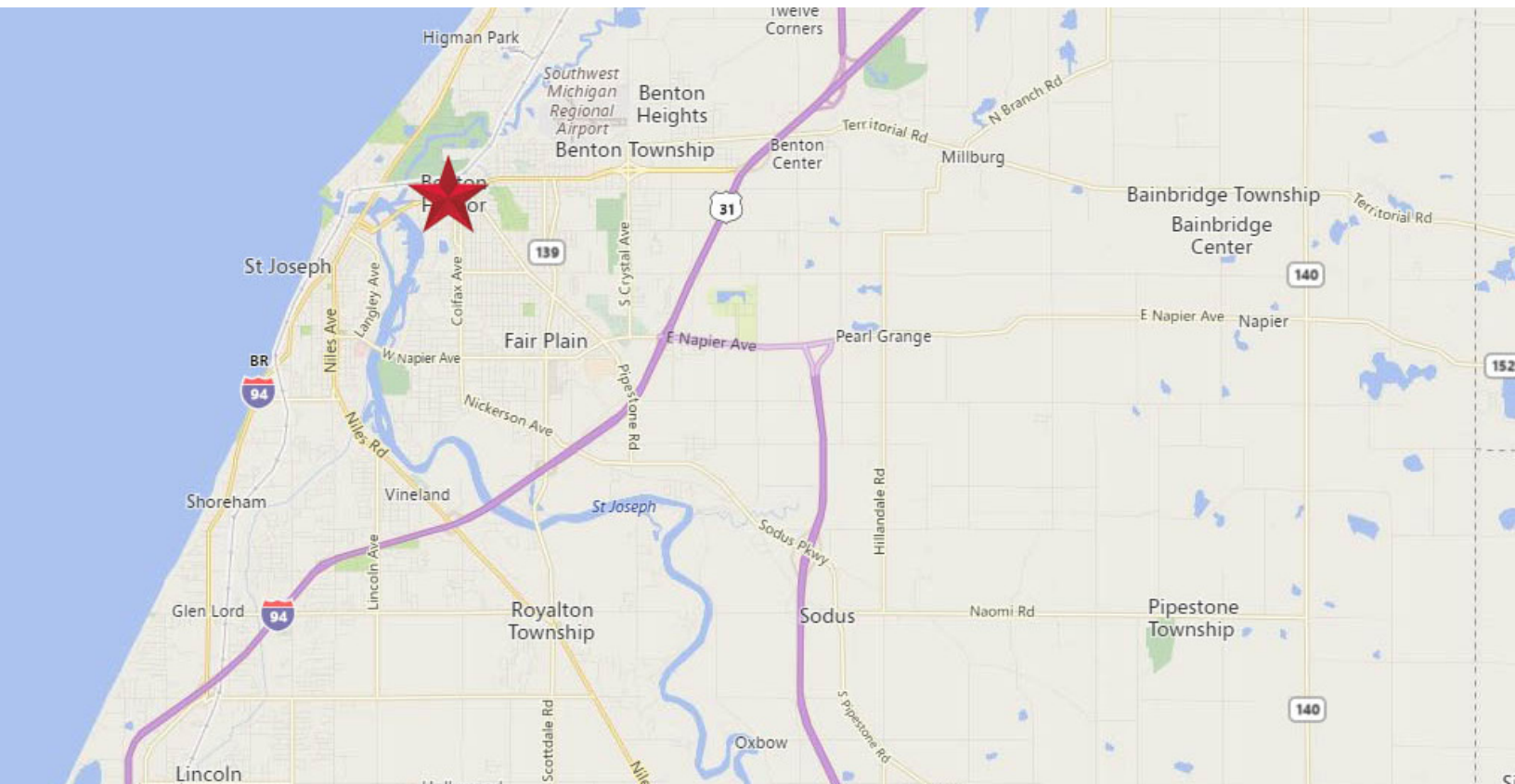
Whirlpool | 133 Main Street

Benton Harbor, Michigan



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

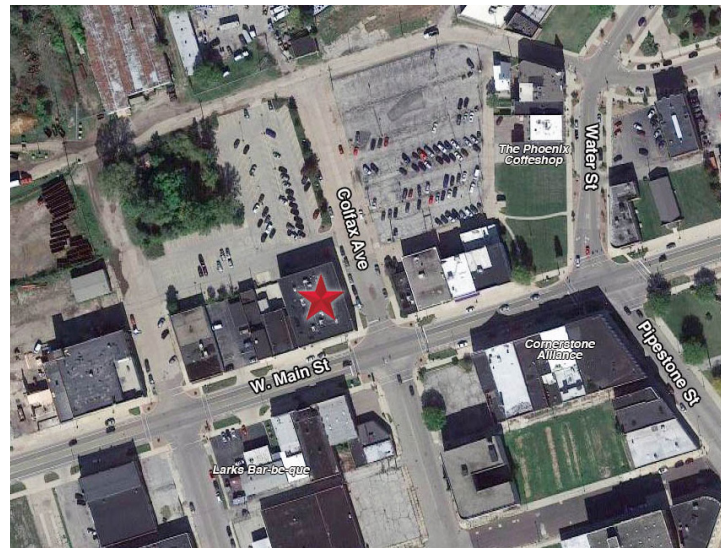
Located in The Central Business District



Location

Located in the Central Business District in Benton Harbor, Michigan. Just a walk from the Lakeshore. Close proximity to Whirlpool World Headquarters. Accessible to US 31, I-94 and I-196. Nearby major cities include:

- 3 miles to St. Joseph, MI
- 38 miles to South Bend, IN
- 50 miles to Kalamazoo, MI
- 81 miles to Grand Rapids, MI
- 97 miles to Chicago, IL



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

A Global Division of Cressy Commercial Real Estate

JIM RINGLER
Senior Broker
574.485.1561 (o) | 574.298.8980 (m)
jringler@cressy.com

CHRISTIAN DAVEY, CCIM/SIOR
Senior Broker, Principal
574.485.1534 (o) | 574.274.1617 (m)
cjavey@cressy.com

NOAH DAVEY, CCIM
Senior Broker, Principal
574.485.1530 (o) | 574.850.2730 (m)
ndavey@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.