Commercial Building for Sale

2607 S. 11TH STREET | NILES, MI 46120

11,520 SF well-maintained commercial building offers many adaptable uses.

NAI Cressy
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Property Overview

This 11,520 SF well-maintained commercial building offers many adaptable uses. The building consists of a 6,470 SF showroom area, a 4,330 SF warehouse area with 13’ ceiling height and two (2) grade-level overhead doors, and a 545 SF office area. Two year old roof and new gas forced air heat and central air conditioning systems. The property sits on approximately 1.22 acres with on-site parking for 20 to 25 cars. The interior layout is efficient for a single user and can also be configured to accommodate two tenants with separate functional areas.

VIEW LISTING ONLINE

Building Size:
11,520 SF

Land:
1.22 AC

Zoning:
GB - General Business

Year Built:
1971 with renovations through 2024.

Ceiling Heights:
13’ in the warehouse

Overhead Doors:
Two (2) grade-level overhead doors

Improvements:
Two year old roof and new gas forced air heat and central air conditioning systems.

Parking:
Paved parking for 20 to 25 cars.

Utilities:
Municipal

List Price:
$975,000





Property Photos





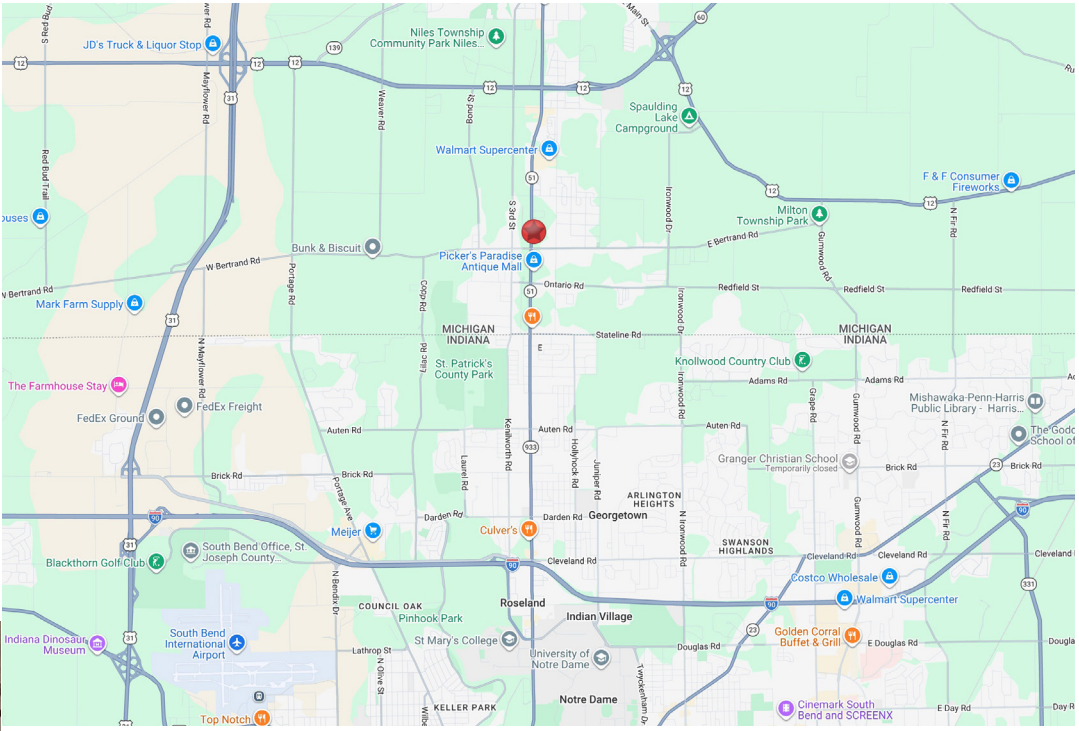






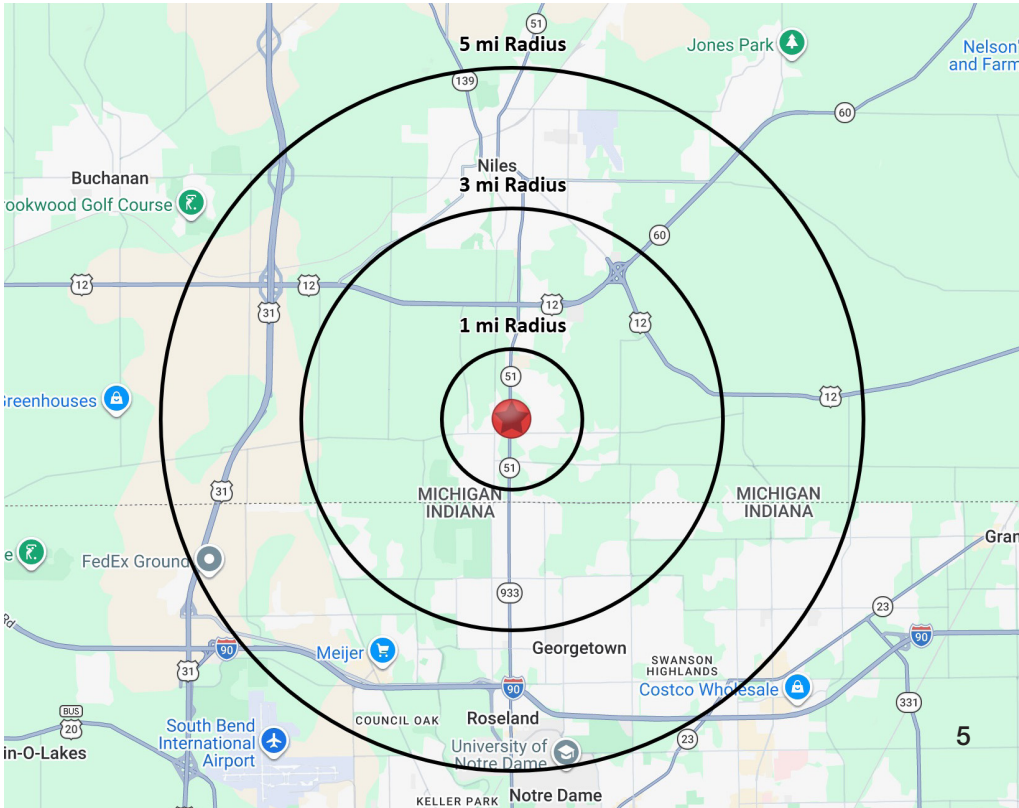
Location Overview

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 approximately 0.6 miles north of the Indiana State Line; 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.





2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,146	19,505	64,880
HOUSEHOLDS	1,258	7,974	27,144
AVERAGE HOUSEHOLD INCOME	$87,052	$112,719	$107,668
MEDIAN HOME VALUE	$158,267	$233,205	$239,347



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