

BUILDING FOR SALE/LEASE

2314 N. 5th St. | Niles, MI 49120



Ideal Building for a Small Commercial Business

Building Size:	7,280 SF (warehouse - 3,640 SF, office - 3,640 SF)
Land:	0.72 Acre
Zoning:	LB Local Business
Built:	1989
OH Doors:	1 Overhead Door
Clearance:	12' Ceiling Height
Lease Rate:	\$4.50 PSF / YR NNN
List Price:	\$270,000.00

Details:

This 7,280 SF commercial building is ideal for a small commercial business. The building includes 3,680 SF with a large showroom/retail space, office work stations, private office, restrooms and a kitchenette area. The 3,600 SF warehouse portion of the building has one (1) overhead door and 12' ceiling height. Built on less than one acre, the property has 20 on-site surface parking spaces and is serviced by municipal utilities. The property is zoned LB Local business and provides small, convenient commercial areas adjacent to existing or planned residential concentrations.

[VIEW PROPERTY ONLINE](#)



NAI Cressy

P 574.271.4060 | CRESSY.COM | CONNECT WITH US! [in](#) [X](#) [f](#) [v](#)
200 N Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



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. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Sam Cressy
Broker

D 574.485.1556 | C 574.344.9588
scressy@cressy.com

INTERIOR PHOTOS

BUILDING FOR SALE/LEASE

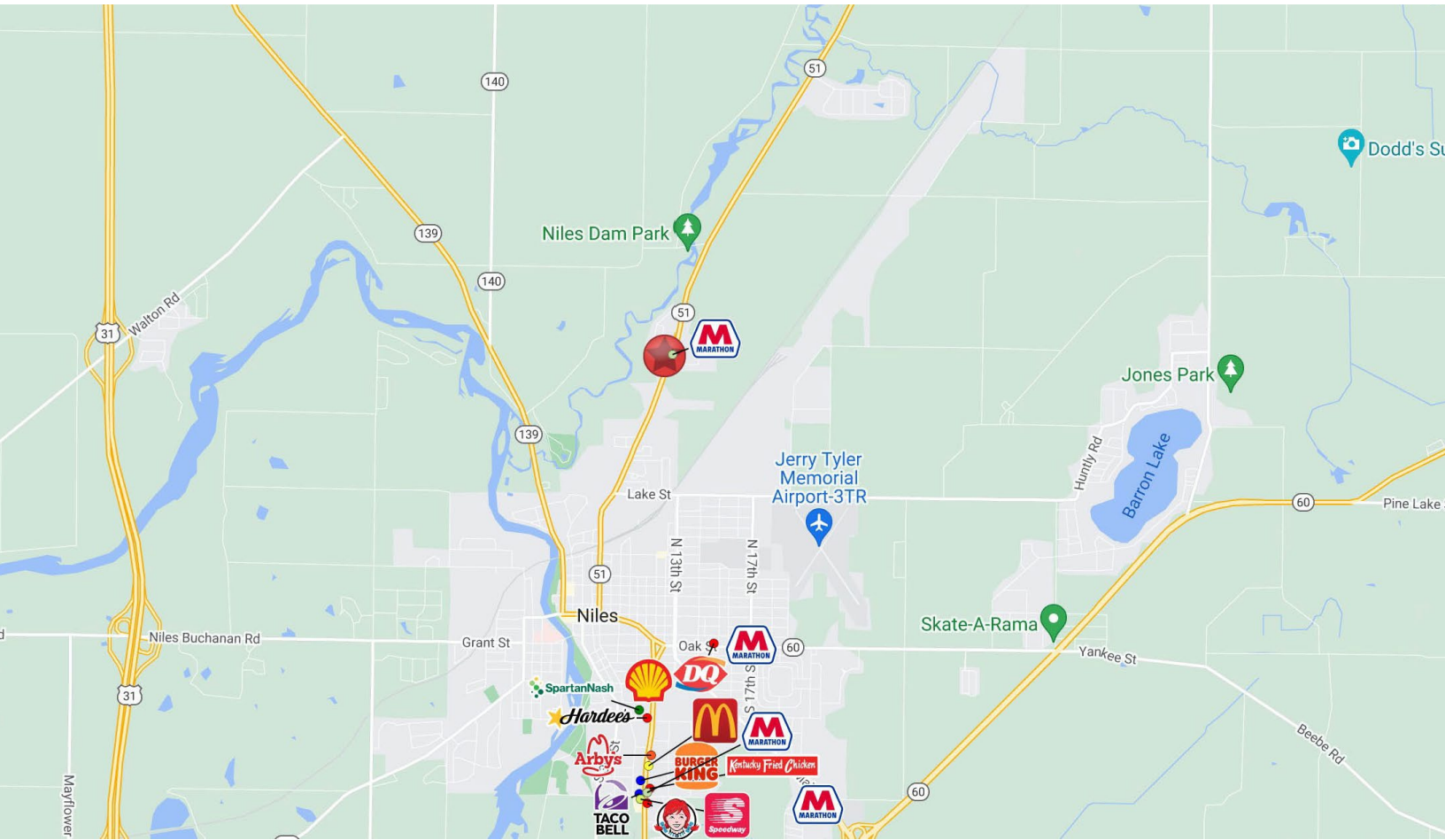
2314 N. 5th St. | Niles, MI 49120



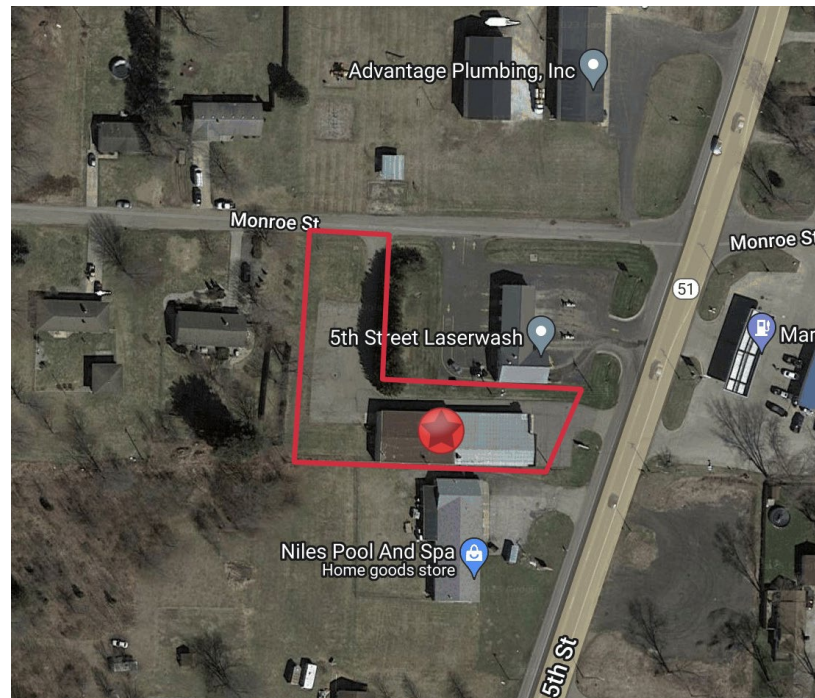
LOCATION OVERVIEW

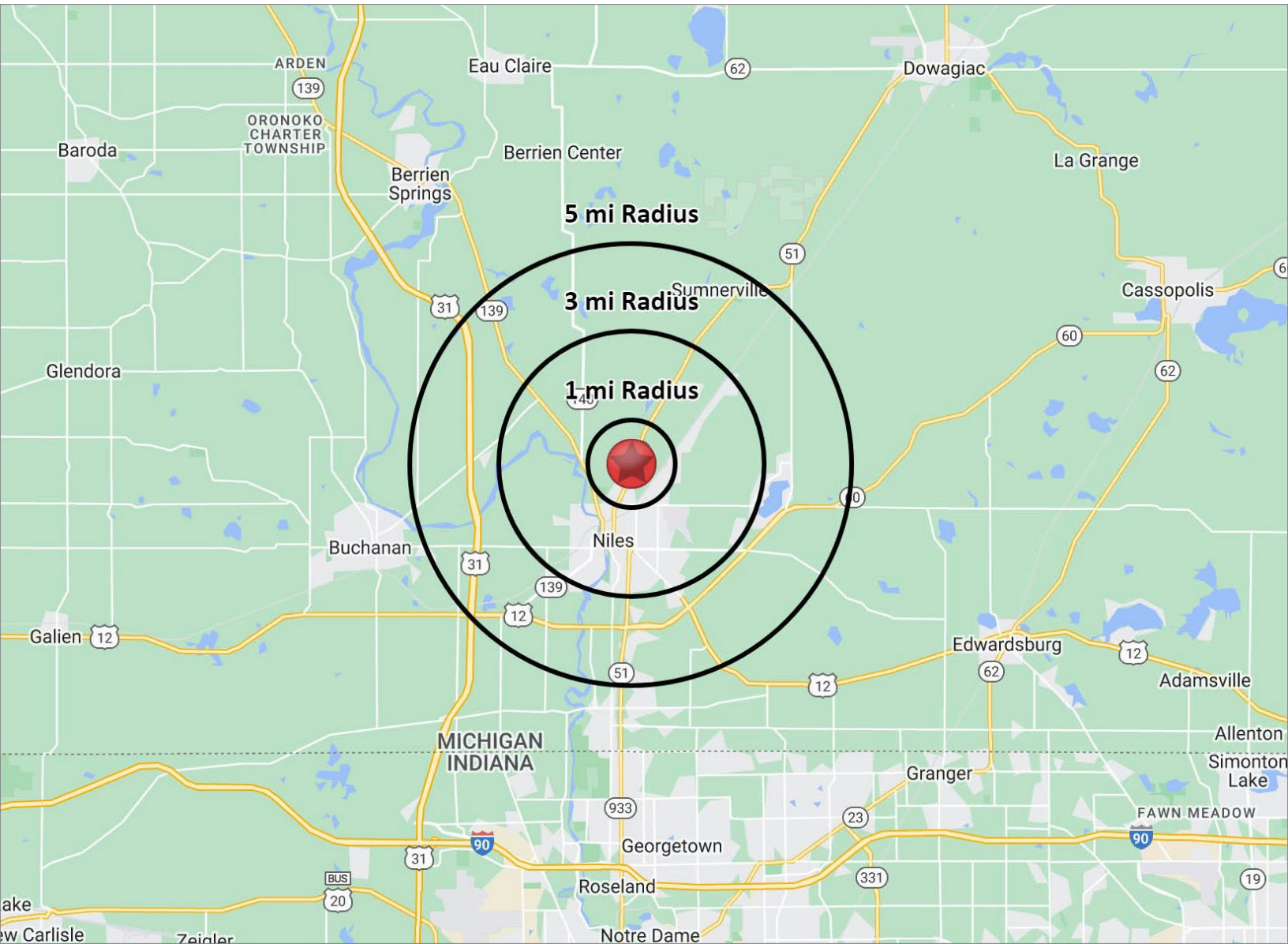
BUILDING FOR SALE/LEASE

2314 N. 5th St. | Niles, MI 49120



The property has approximately 73.26' of frontage on N. 5th Street. The property is located on a paved road, supported by adequate electric and natural gas and is serviced by municipal water and sewer. The property is located on the north eastern side of the City of Niles on N. 5th Street (M-51) just south of Monroe Street. The property is surrounded by other commercial and retail businesses as well as single family residential properties.





POPULATION

1 MILE	1,438
3 MILE	18,036
5 MILE	26,934



NUMBER OF HOUSEHOLDS

1 MILE	285
3 MILE	4,856
5 MILE	7,832



AVERAGE HOUSEHOLD INCOME

1 MILE	\$61,852
3 MILE	\$75,134
5 MILE	\$81,630



MEDIAN HOME VALUE

1 MILE	\$117,608
3 MILE	\$151,936
5 MILE	\$166,304