

# BUILDING/LAND FOR SALE

2120 S 3rd St. | Niles, MI 49120



## Versatile Investment in Well-Established Area

**Building Size:** 1,701 SF  
**Land:** 0.50 Acre  
**Zoning:** Industrial  
**Built:** 1954  
**Remodeled:** 1971  
**List Price:** \$219,500

[VIEW PROPERTY ONLINE](#)

### Details:

Located on 3rd Street in Niles, Michigan, this 3-bedroom ranch home offers 1,701 square feet of living space on a 0.50-acre lot within the Brandywine School District. Originally built in 1954 and remodeled in 1971, the property features a spacious 24' x 28' detached garage, providing ample storage or workshop potential. Zoned for industrial use, the site presents unique opportunities for residential or mixed-use purposes, depending on local regulations. Its combination of residential charm and industrial zoning makes it a versatile investment in a well-established area.



# NAI Cressy

P 574.271.4060 | [CRESSY.COM](http://CRESSY.COM) | CONNECT WITH US!      
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.

**Jim Ringler**  
Senior Broker

D 574.485.1561 | C 574.298.8980  
[jringler@cressy.com](mailto:jringler@cressy.com)



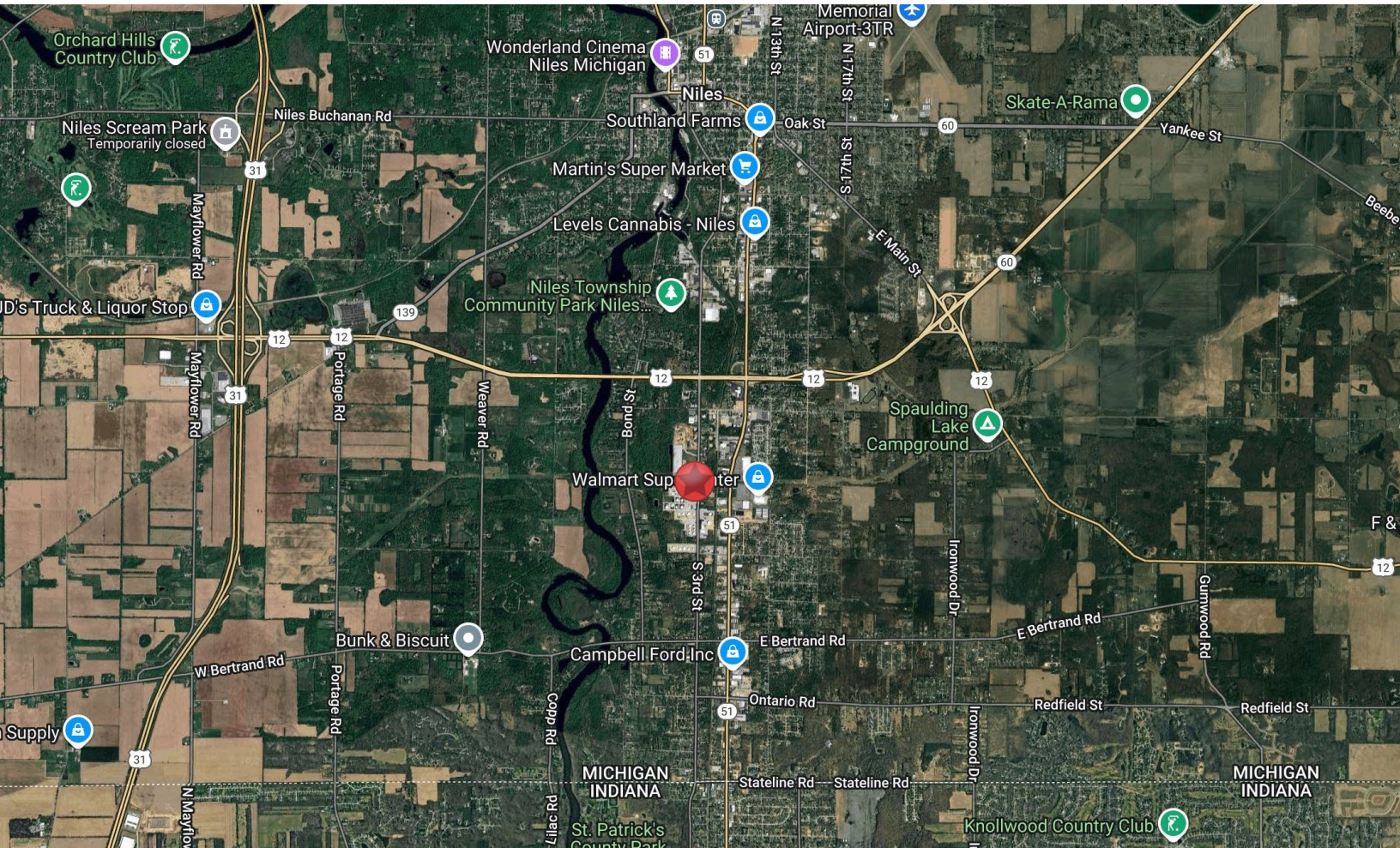




# LOCATION OVERVIEW

## BUILDING/LAND FOR SALE

2120 S 3rd St. | Niles, MI 49120

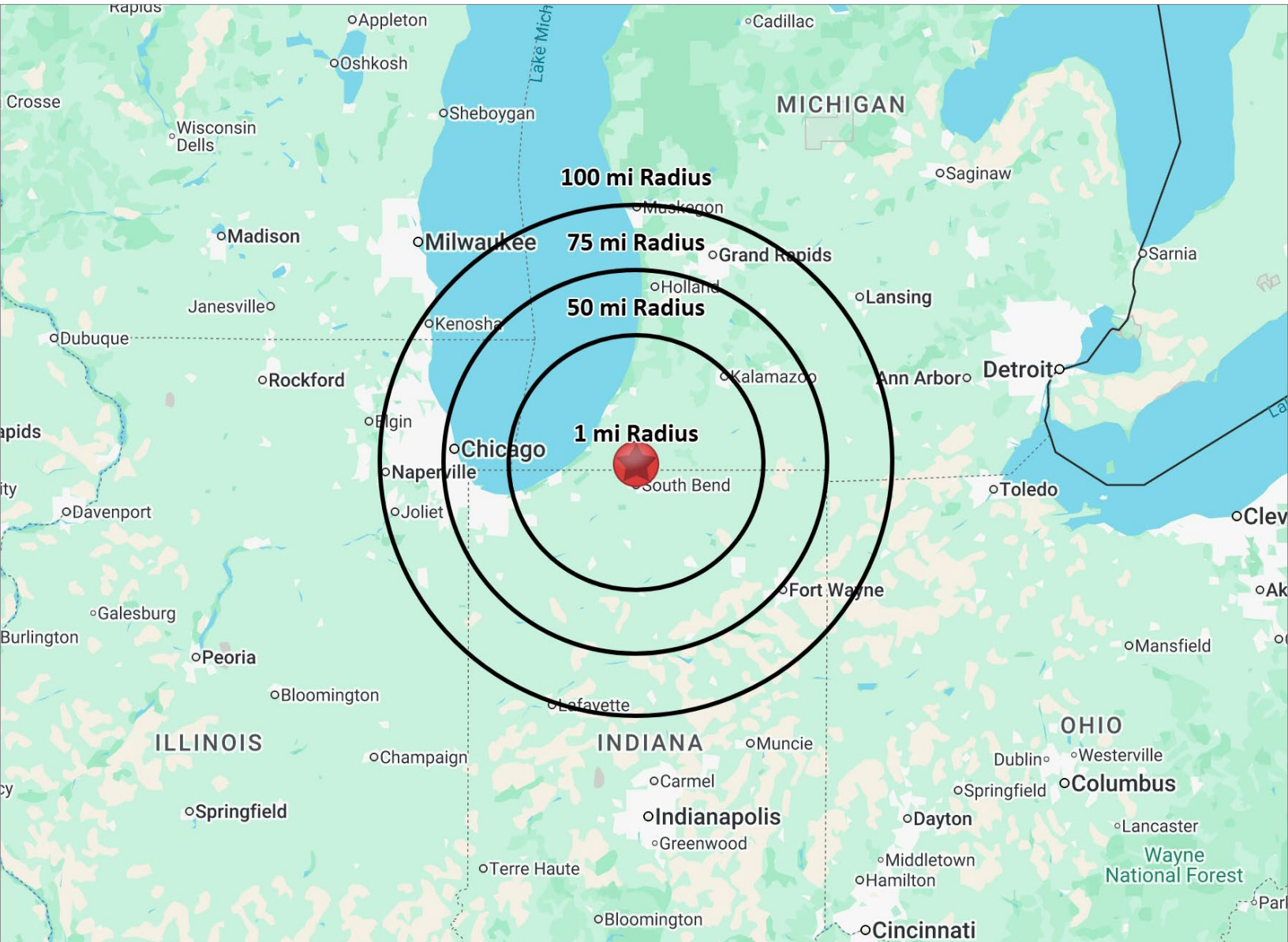


Not far off the downtown historic district, this street has been part of ongoing modernization efforts — notably the comprehensive \$27 million Michigan Department of Transportation project to overhaul the US-12/M-51 intersection.

3rd Street in Niles represents a slice of Midwestern small-town life: historically grounded, comfortably walkable in places, and steadily evolving through infrastructure investments and the housing market.







DISTANCE TO MAJOR CITIES

|                  |           |
|------------------|-----------|
| SOUTH BEND, IN   | 8 MILES   |
| CHICAGO, IL      | 99 MILES  |
| FORT WAYNE, IN   | 106 MILES |
| GRAND RAPIDS, MI | 106 MILES |
| INDIANAPOLIS, IN | 163 MILES |

|                |           |
|----------------|-----------|
| TOLEDO, OH     | 156 MILES |
| MILWAUKEE, WI  | 199 MILES |
| DETROIT, MI    | 211 MILES |
| PITTSBURGH, PA | 373 MILES |
| NASHVILLE, TN  | 447 MILES |