



**List Number:** 26006717  
**Municipality:** Constantine Vllg  
**County:** St. Joseph

**Property Sub-Type:** Business Opportunity  
**Total # Bldgs:** 1  
**Total # Units:** 2  
**# Fin Bldg Lvl:** 2  
**Lot Acres:** 0.12  
**Lot Dimensions:** 45x115  
**Lot Measurement:** Acres  
**Lot Square Footage:** 5,227

**New Construction:** No  
**Tax ID #:** 04308002200  
**Road Frontage:** 45  
**Total SqFt:** 2,414  
**Year Built:** 1900

**Status:** Active  
**List Price:** 249,900  
**Original List Price:** \$249,900  
**List Price/SqFt:** \$103.52  
**Days On Market:** 12  
**Cumulative DOM:** 12  
**Expiration Date:** 08/31/2026  
**Waterfront:** No

**Directions:** Downtown Constantine

**Legal:** E 44.5 FT OF LOT 3 BLK 2 ASSESSORS PLAT OF ABSTRACTORS ADD. VIL OF CONSTANTINE. **SEV:** 43,600 **For Tax Year:** 2025  
**Taxable Value:** 43,600 **Tax Year:** 2025 **Homestead %:** 0  
**Seller's Annual Property Tax:** 694 **Zoning:** **Special Assmt/Type:** none known  
**School District:** Constantine

<p><b>Additional Details:</b>  <b>Additional Features:</b>  <b>Air Conditioning:</b> Wall Unit(s)  <b>Below Grade:</b> Basement; Full  <b>Business Includes:</b> Equipment; Furniture; Real Estate  <b>Business Opportunity:</b>  <b>Construction Type:</b> Block  <b>Docs at List Office:</b></p>	<p><b>Docs Req Conf Agrmnt:</b>  <b>Driveway:</b>  <b>Exterior Material:</b> Brick; Stone  <b>Heat Source:</b> Electric  <b>Heat Type:</b> Baseboard  <b>Income and Expenses:</b>  <b>Ownership:</b>  <b>Purchase Terms Avail:</b> Cash; Conventional  <b>Roofing:</b> Rubber  <b>Sale Conditions:</b> None</p>	<p><b>Sewer:</b> Public Sewer  <b>Foundation:</b>  <b>SqFt Information:</b>  <b>Street Type:</b> Paved; Public  <b>Tenant Pays All:</b>  <b>Uses:</b> Bar/Tavern/Lounge; Restaurant; Retail  <b>Util Avail at St:</b> Cable Available; Electricity Available; High Speed Internet; Natural Gas Available; Storm Sewer  <b>Utilities Attached:</b> Cable Connected; Natural Gas Connected  <b>Water:</b> Public Water  <b>Water Fea. Amenities:</b>  <b>Water Type:</b></p>
--	---	--

**Public Remarks:** Do you want to live where you work? Or rent out the lower level to minimize your expenses while you live upstairs? This well-known cajon restaurant was a staple in the community and comes fully equipped with all fixtures and equipment included! The 1,200 sq ft main level is full of character and charm, featuring a fully furnished coffee bar, refrigeration/freezers, dual restrooms and more! Upstairs, you'll find a beautiful 2-bedroom, 2-bath apartment, with thoughtful details throughout. Features include a private entrance, 2-car garage, stainless steel appliances, ceramic heated tile flooring and a whirlpool tub. Perfect for an owner-operator or additional rental income. A full basement under the store offers a potential rental unit with a full bathroom and also provides exceptional additional space for storage or expansion opportunities. Prime location, income potential and unmatched character, this is a rare downtown opportunity you won't want to miss.

**Agent Only Remarks:** LA must be at all showings.

**Listing Agreement:** Exclusive Right To Sell

**RP:** No

<p><b>List Off:</b> Berkshire Hathaway HomeServices Michigan Real Estate(jprudpref)  <b>List Agt:</b> Joshua Nagy (j046197)  <b>List Association:</b> St. Joseph County Association of REALTORS  <b>Co-listing Office:</b> Berkshire Hathaway HomeServices Michigan Real Estate (jprcville)  <b>Alt Agt:</b> Mercedes Marie Cooper (j469389)</p>	<p><b>Primary Phone Email</b>                  269-273-8185 <a href="mailto:joshnagy@bhhsmi.com">joshnagy@bhhsmi.com</a>                  269-806-4525 <a href="mailto:joshnagy@bhhsmi.com">joshnagy@bhhsmi.com</a>                  269-467-3062                  269-816-0088 <a href="mailto:mercades5903@gmail.com">mercades5903@gmail.com</a></p>	<p><b>Other Fax:</b>  <b>Mobile:</b> 269-806-4525</p>
--	--	---

**Showing Instructions:** Showingtime please. Listing agent must be present at all showings

**Listing Date:** 02/24/2026

**Status Change Date:** 02/24/2026



**Presented by**  
 Josh Nagy  
 Berkshire Hathaway HomeServices Michigan Real Estate  
 269-806-4525  
 269-806-4525  
[joshnagy@bhhsmi.com](mailto:joshnagy@bhhsmi.com)  
<https://joshnagy.bhhsmi.com/>

