



Retail | For Sale / Lease | 9,420 SF

Newly Renovated Mixed Use Building Downtown Three Rivers

124 N Main Street
Three Rivers, MI 49093

Overview

Once home to the area's only newspaper, the Commercial News, this large Downtown building offers a unique mix of retail and warehouse space. With a couple of levels, there are small and large rooms as well as a warehouse area. Layout would be great for an indoor shopping market with complimentary retail businesses or even a salon with multiple services. Warehouse area could easily function as a potential gym or location for workout classes. Building can be split into multiple units. Currently, a tattoo shop operates in the North suite.

Lease Price	\$8.00/SF Modified	Sale Price	\$599,000
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PROPERTY FEATURES



County:	St Joseph
Municipality:	City of Three Rivers
Gross Size:	10,220 SF
Available for Lease:	9,420 SF
Retail SF:	5,420 SF
Warehouse SF:	4,000 SF
Building Levels:	2 Levels
Total Acres:	0.29 Acres
Lot Dimensions:	80' x 160'
Year Renovated:	2025
Zoning Code:	B-3
Between Streets:	Rock River Avenue & Moore Street
Exterior:	Brick
Loading Docks:	One
Key Instructions:	Contact listing agent for showing.
Tenant Pays:	Utilities



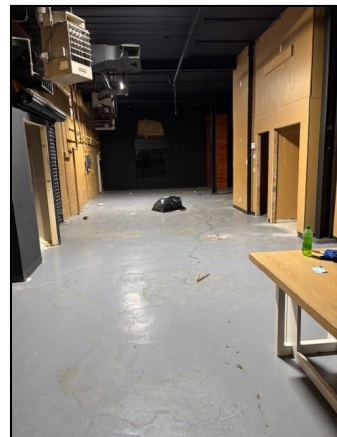
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INTERIOR PHOTOS



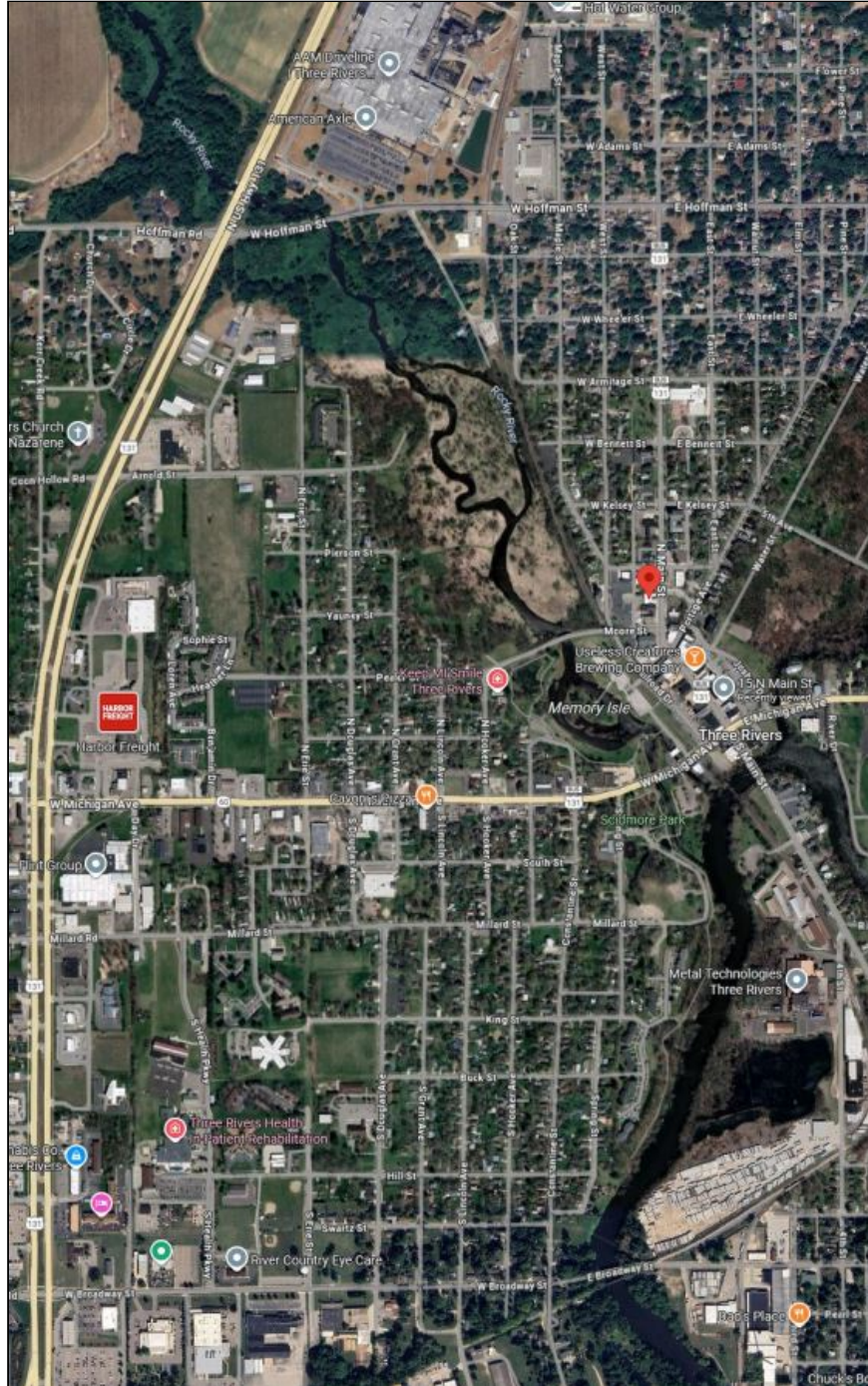
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LOCATION AERIAL



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