



Investment | For Sale | 6,887 SF

Hard to find Small Industrial  
Investment property  
Small Industrial Investment, Three  
Rivers MI

**303 Union Street**  
Three Rivers, MI 49093

### Overview

For sale: 303 Union Street, Three Rivers, MI 49093 \$160,000. This 6,887 SF industrial building offers a solid investment opportunity with two stable tenants and an approximate NOI of \$18,000, delivering a strong return. Conveniently located near major routes, this well-maintained property provides versatile industrial space and dependable income. Ideal for investors seeking steady cash flow and growth potential in a thriving Michigan market. Please contact Derek Wissner or David Keyte at 269-349-1000 for more information.

**Sale Price**

**\$160,000**

**Derek Wissner**  
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**Dave Keyte, CCIM**  
269.373.8104 [direct]  
269.806.0554 [mobile]  
dkeyte@ccmichigan.com



## PROPERTY FEATURES



County:	St Joseph
Municipality:	City of Three Rivers
Gross Size:	6,887 SF
Buildings / Units:	1 Building / 2 Units
Total Acres:	0.58 Acres
Zoning Code / Description:	I-2 / Industrial
Construction:	Wood / Frame
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking Type:	Concrete
Restroom Location:	Common Area
Utilities Attached:	Gas and Electric



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## PROPERTY PHOTOS



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## SITE PLANS



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