



FEATURES AND UPGRADES

4654 WATER ST COLUMBIAVILLE

- Newer roof (2009/2013) with a 35-year warranty
- Steel Bilco hatch, allowing for potential rooftop use with the addition of a staircase
- Siding updated in 2009/2013
- Commercial-grade windows and doors were installed
- Heating includes six furnaces (2008/2016), with five currently installed
- Three AC units are installed; in suites 1, 2, 3
- A single oversized (50+ gal) hot water heater serves the building
- Plumbing was updated in 2009/2016
- Each of the six suites has its own 200-amp electrical panel (2008/2016)
- A handicap-accessible half bathroom is located in Unit 2 and is currently accessible to the entire building via the back hallways
- Parking includes 15+ spaces plus additional downtown parking
- The main level spans 6,000 SF across five suites
- The second level features a 3,000 SF former historical opera house, which could be converted into a business or residence with ample space for a large kitchen, two or more bedrooms, and a bathroom, plus potential for a balcony and rooftop access.
- The unfinished basement adds another 3,000 SF
- Sewer line is 6" PVC, updated
- The property is connected to city water with a single water bill for the entire building, and features a \$30K anti-siphon valve
- Located in the heart of downtown Columbiaville, this beautifully restored historic building blends old-world charm with modern efficiency and offers unmatched flexibility in a thriving community
- Featuring exposed 18" brick walls, natural breadboard ceilings, and original heart pine flooring
- Multi-use property provides ample opportunity for business expansion or investment
- Situated between M15 and M24, just 10 miles north of I-69, the property benefits from high visibility and foot traffic
- Nearby, Holloway Reservoir Regional Park spans 5,500 acres, offering recreation such as boating, fishing, hiking, and horseback riding, while the Southern Links Trailway, just one block away, provides a 10.2-mile scenic route connecting neighboring communities
- A biweekly farmers market, annual events, and local campgrounds attract consistent visitors, boosting business potential
- There are no setbacks on this building however, if you require some land there are options to redraw the lot lines for an additional cost.