



List Number: 25035474 **Property Sub-Type:** Office
Unit #: 6 **Total # Bldgs:** 1 **New Construction:** Status: Active
Municipality: St. Joseph City **Total # Units:** 1 **No:**
County: Berrien **# Fin Bldg Lvl:** 1 **Tax ID #:** 11-76-1910-0006-01-5
Lot Acres: 0.043 **Road Frontage:** 0 **Original List:**
Lot Dimensions: 20.33' Front **Total SqFt:** 1,872 **Price:** \$299,000
W, 58.33' Deep, 43.40' Back W **Year Built:** 2003 **List Price/SqFt:**
Lot Measurement: Acres **\$159.72:**
Lot Square Footage: 1,872 **Days On Market:** 16
Directions: Corner of Upton & Momany **Cumulative DOM:** 16
Expiration Date: 07/15/2026 **Waterfront:** No
Water Access Y/N: No

Directions: Corner of Upton & Momany

Legal: UNIT 6 EDGEWATER CENTER FIRST AMENDMENT LIBER 140 PAGE 43 SECOND AMENDMENT LIBER 2024 **SEV:** 102,000 **For Tax Year:** 2025
140 PAGE 50 **Tax Year:** 2024 **Homestead %:** 0
Taxable Value: 84,655 **Special Assmt/Type:**
Seller's Annual Property Tax: 5,165 **Zoning:** None
School District: St. Joseph

Additional Details:	Docs Req Conf	Sewer: Public Sewer
Additional Features:	Agmnt:	Foundation: Slab
	Driveway: Asphalt; Shared Paved	SqFt
		Information:
Air Conditioning: Central Air	Exterior Material: Brick; Vinyl Siding	Street Type: Public
Below Grade: None	Heat Source: Natural Gas	Tenant Pays All: Common Area Maintena; Electric; Gas; Janitorial; Prop Taxes/Assess; Sewer; Trash; Water
Business Includes:	Heat Type: Forced Air	Uses: Institutional; Professional Service; Professional/Office; Retail
Business Opportunity:	Income and Expenses:	Util Avail at St: Cable Available; Electricity Available; High Speed Internet; Natural Gas Available; Phone Available; Storm Sewer
Construction Type:	Ownership: LLC	Utilities: Cable Connected; Electricity Connected; Natural Gas Connected;
Docs at List Office:	Purchase Terms	Attached: Phone Connected
	Avail: Cash; Conventional	Water: Public Water
	Roofing: Composition; Rubber	Water Fea.
	Sale Conditions: None	Amenities:
		Water Type:

Public Remarks: The Edgewater Center is the perfect place to locate your business among other professional tenants located in the business center. This unit is available for purchase or lease so you have the possibility to own your leased space in the future. This desirable location near beaches and Harbor Shores offers plenty of parking. Call today to schedule a showing of this space.

Agent Only Remarks:

Listing Agreement: Exclusive Right To Sell

RP: No

	Name	Primary Phone	Email	Other
List Off:	@properties Christie's International R.E.(satpr04)	269-469-0700	george@atproperties.com	Fax:
List Agt:	Chris Marzke (smarz)	269-208-3635	chrismarzke@gmail.com	Mobile:
List Association:	Southwestern Michigan Association of REALTORS			

Showing Instructions: Call/text listing agent for appointment

Listing Date: 07/16/2025

Status Change Date: 07/17/2025

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