



List Number:  
25035474

Unit #:  
6

Municipality:  
St. Joseph City

County:  
Berrien

Property Sub-Type:  
Office

Total # Bldgs:  
1

Total # Units:  
1

# Fin Bldg Lvl:  
1

Lot Acres:  
0.043

Lot Dimensions:  
20.33' Front  
W, 58.33' Deep, 43.40' Back W

Lot Measurement:  
Acres

Lot Square Footage:  
1,872

New Construction:  
No

Tax ID #:  
11-76-1910-0006-01-5

Road Frontage:  
0

Total SqFt:  
1,872

Year Built:  
2003

Status:  
Active

List Price:  
299,000

Original List Price:  
\$299,000

List Price/SqFt:  
\$159.72

Days On Market:  
16

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 140 PAGE 50

Taxable Value: 84,655

Seller's Annual Property Tax: 5,165

School District: St. Joseph

SEV: 102,000

Tax Year: 2024

Zoning:

For Tax Year: 2025

Homestead %: 0

Special Assmt/Type: None

Additional Details:	Docs Req Conf	Sewer:	Public Sewer
Additional Features:	Agrmnt:	Foundation:	Slab
Air Conditioning:	Driveway:	SqFt	
Below Grade:	Asphalt; Shared	Information:	
Business Includes:	Paved	Street Type:	Public
Business Opportunity:	Exterior Material: Brick; Vinyl Siding	Tenant Pays All:	Common Area Maintena; Electric; Gas; Janitorial; Prop
Construction Type:	Heat Source: Natural Gas	Uses:	Taxes/Assess; Sewer; Trash; Water
Docs at List Office:	Heat Type: Forced Air	Util Avail at St:	Institutional; Professional Service; Professional/Office; Retail
	Income and Expenses:		Cable Available; Electricity Available; High Speed Internet; Natural
	Ownership: LLC	Utilities	Gas Available; Phone Available; Storm Sewer
	Purchase Terms	Attached:	Cable Connected; Electricity Connected; Natural Gas Connected;
	Avail: Conventional	Water:	Phone Connected
	Roofing: Composition;	Water Fea.	Public Water
	Rubber	Amenities:	
	Sale Conditions: None	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	
List Off:	Name	Primary Phone	Email	Other
List Agt:	@properties Christie's International R.E.(satpr04)	269-469-0700	george@atproperties.com	Fax:
List Association:	Chris Marzke (smarz)	269-208-3635	chrismarzke@gmail.com	Mobile:
	Southwestern Michigan Association of REALTORS			

**Showing Instructions:** Call/text listing agent for appointment

Listing Date: 07/16/2025

Status Change Date: 07/17/2025