

# BUILDING FOR SALE/LEASE

2314 N. 5th St. | Niles, MI 49120



## Ideal Building for a Small Commercial Business

<b>Building Size:</b>	7,280 SF (warehouse - 3,640 SF, office - 3,640 SF)
<b>Land:</b>	0.72 Acre
<b>Zoning:</b>	LB Local Business
<b>Built:</b>	1989
<b>OH Doors:</b>	1 Overhead Door
<b>Clearance:</b>	12' Ceiling Height
<b>Lease Rate:</b>	\$4.50 PSF / YR NNN
<b>List Price:</b>	\$250,000.00 (\$270,000.00)

### Details:

This 7,280 SF commercial building is ideal for a small commercial business. The building includes 3,680 SF with a large showroom/retail space, office work stations, private office, restrooms and a kitchenette area. The 3,600 SF warehouse portion of the building has one (1) overhead door and 12' ceiling height. Built on less than one acre, the property has 20 on-site surface parking spaces and is serviced by municipal utilities. The property is zoned LB Local business and provides small, convenient commercial areas adjacent to existing or planned residential concentrations.

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# NAI Cressy

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**Sam Cressy**  
Broker

D 574.485.1556 | C 574.344.9588  
[scressy@cressy.com](mailto:scressy@cressy.com)



# INTERIOR PHOTOS

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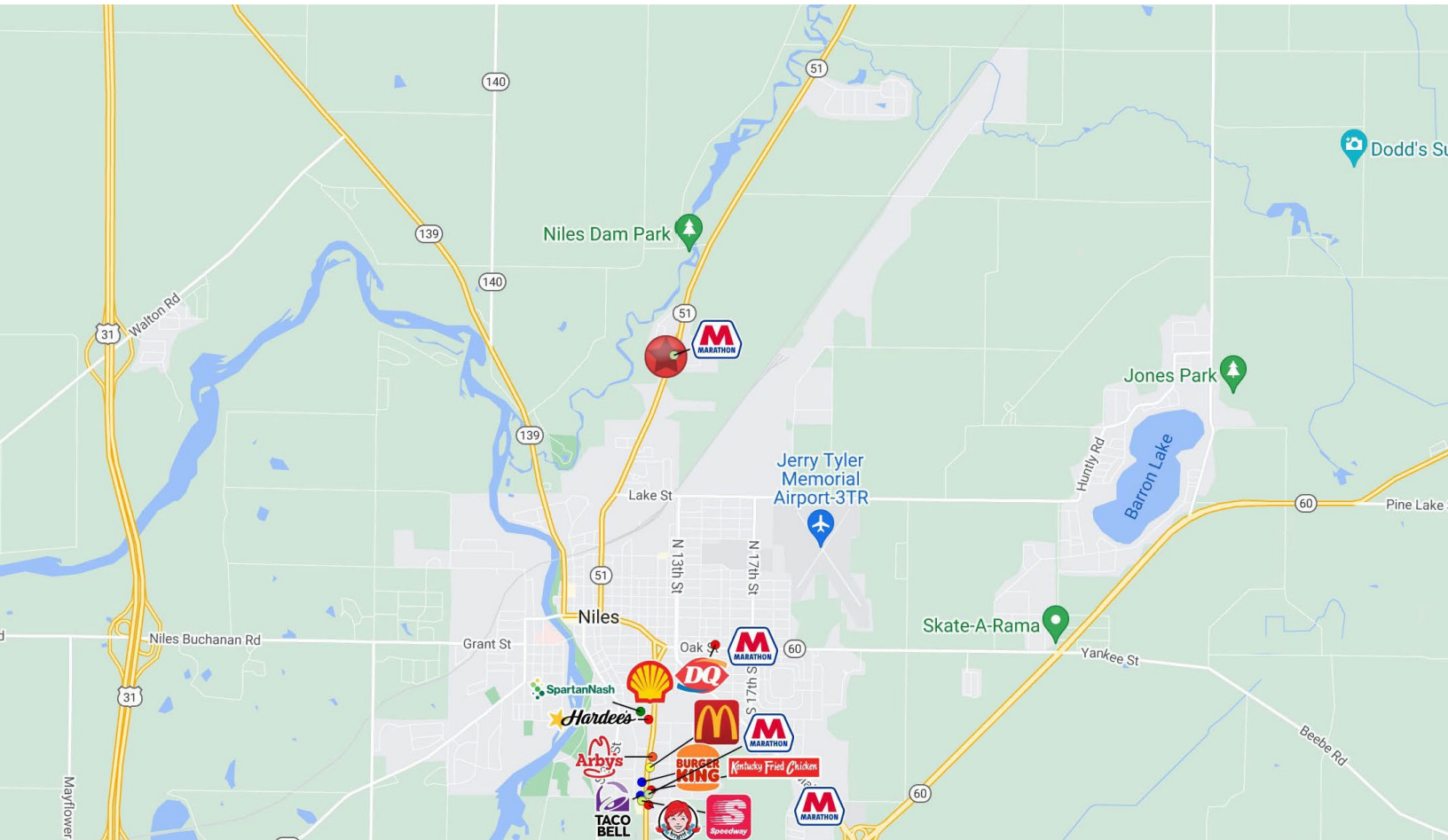




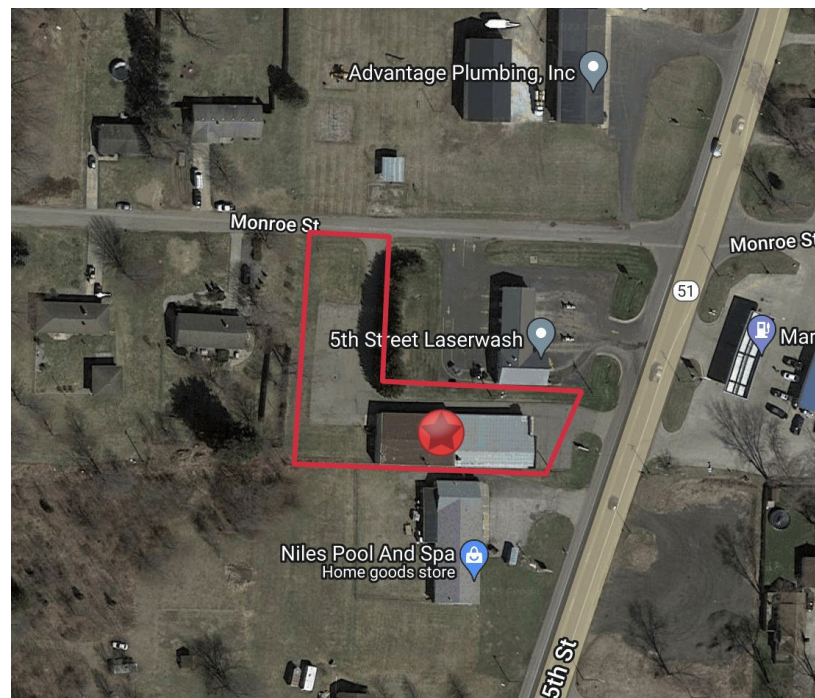
# LOCATION OVERVIEW

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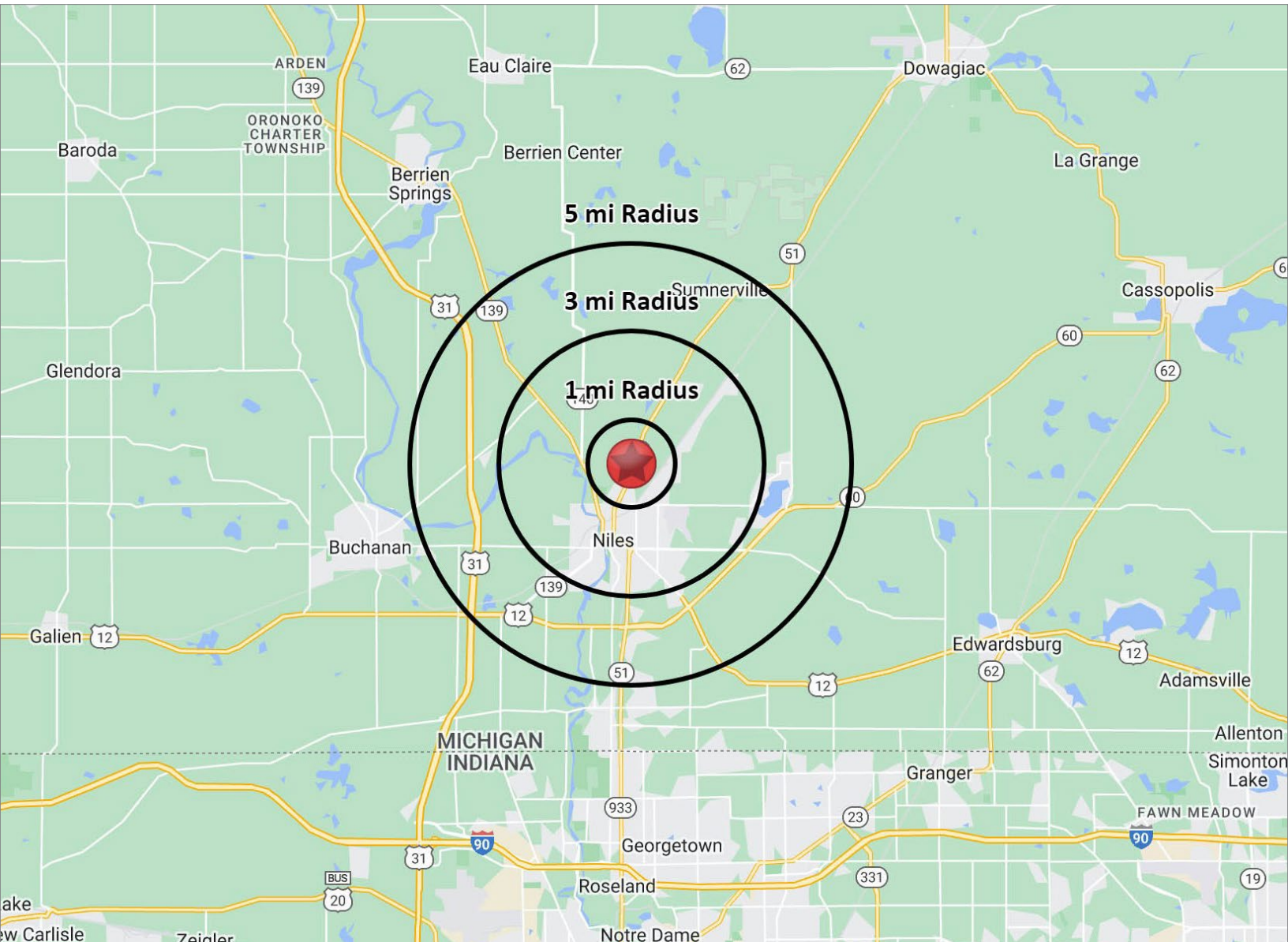
The property has approximately 73.26' of frontage on N. 5th Street. The property is located on a paved road, supported by adequate electric and natural gas and is serviced by municipal water and sewer. The property is located on the north eastern side of the City of Niles on N. 5th Street (M-51) just south of Monroe Street. The property is surrounded by other commercial and retail businesses as well as single family residential properties.



# 2025 DEMOGRAPHICS

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### POPULATION

1 MILE	1,438
3 MILE	18,079
5 MILE	26,985



### NUMBER OF HOUSEHOLDS

1 MILE	281
3 MILE	4,807
5 MILE	7,757



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$63,557
3 MILE	\$77,029
5 MILE	\$84,959



### MEDIAN HOME VALUE

1 MILE	\$146,372
3 MILE	\$161,719
5 MILE	\$181,166



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