

# BUILDING/LAND FOR SALE

2120 S 3rd St. | Niles, MI 49120



## Versatile Investment in Well-Established Area

**Building Size:** 1,701 SF  
**Land:** 0.50 Acre  
**Zoning:** Industrial  
**Built:** 1954  
**Remodeled:** 1971  
**List Price:** \$210,000

[VIEW PROPERTY ONLINE](#)

### Details:

Located on 3rd Street in Niles, Michigan, this 3-bedroom ranch home offers 1,701 SF of living space on a 0.50-acre lot within the Brandywine School District. Originally built in 1954 and remodeled in 1971, the property features a spacious 24' x 28' detached garage, providing ample storage or workshop potential, new roof and gutters installed that come with a 15-year warranty transferable to the new buyer/owner. Zoned for industrial use, the site presents unique opportunities for residential or mixed-use purposes, depending on local regulations. Its combination of residential charm and industrial zoning makes it a versatile investment in a well-established area.



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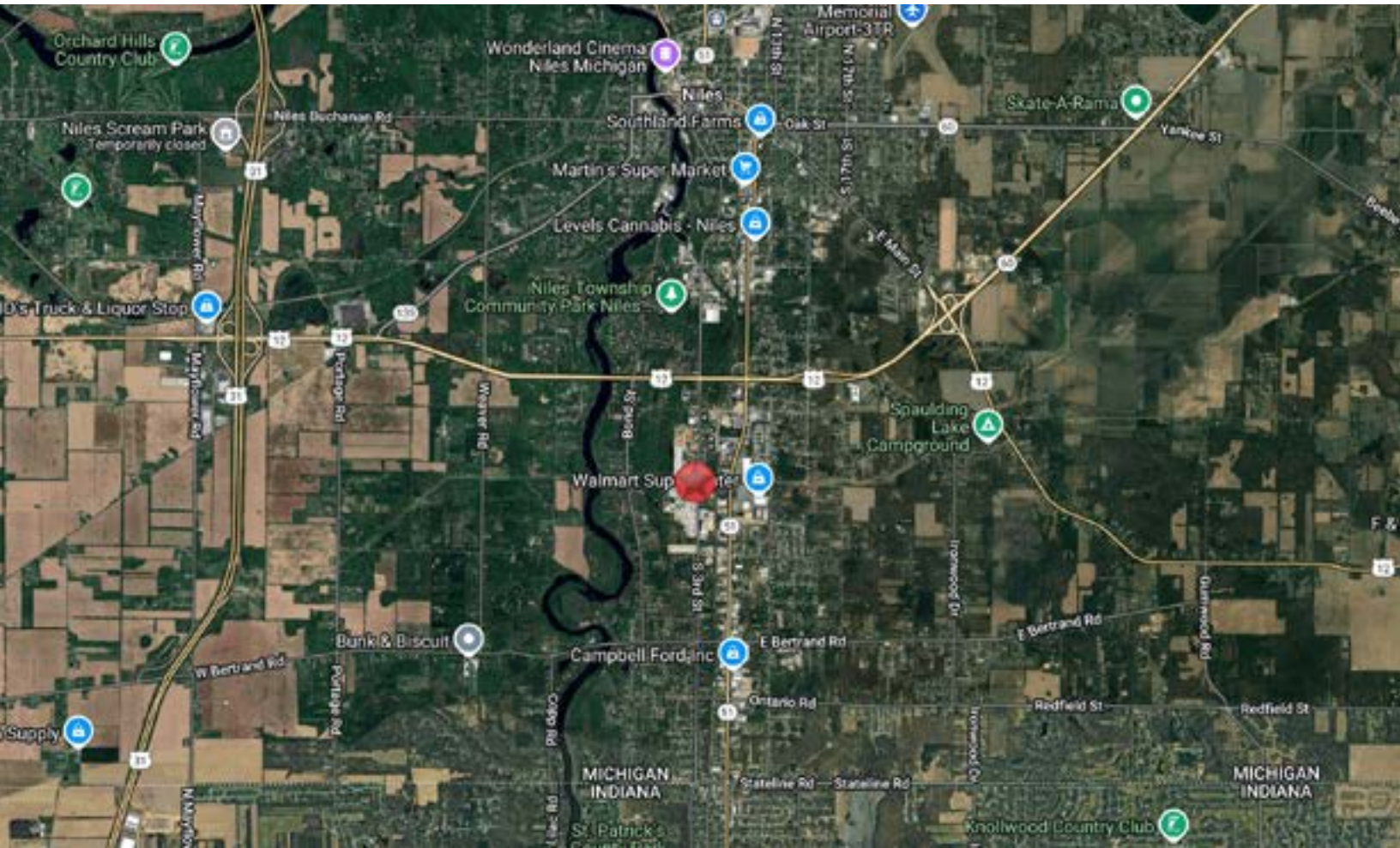




# LOCATION OVERVIEW

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Not far off the downtown historic district, this street has been part of ongoing modernization efforts — notably the comprehensive \$27 million Michigan Department of Transportation project to overhaul the US-12/M-51 intersection.

3rd Street in Niles represents a slice of Midwestern small-town life: historically grounded, comfortably walkable in places, and steadily evolving through infrastructure investments and the housing market.







DISTANCE TO MAJOR CITIES

SOUTH BEND, IN	8 MILES
CHICAGO, IL	99 MILES
FORT WAYNE, IN	106 MILES
GRAND RAPIDS, MI	106 MILES
INDIANAPOLIS, IN	163 MILES

TOLEDO, OH	156 MILES
MILWAUKEE, WI	199 MILES
DETROIT, MI	211 MILES
PITTSBURGH, PA	373 MILES
NASHVILLE, TN	447 MILES