



List Number: 25035481	Total # Bldgs: 1	New Construction: No	Status: Active
Unit #: 6	Total # Units: 1	Tax ID #: 11-76-1910-0006-01-5	Original List Price: \$11
Municipality: St. Joseph City	# Fin Bldg Lvl: 1	Road Frontage: 0	Monthly Rent: 0
County: Berrien	Lot Acres: 0.043	Total SqFt: 1,872	Days On Market: 16
Property Sub-Type: Retail	Lot Dimensions: 20.33' Front W, 58.33' Deep, 43.40' Back W	Year Built: 2003	Cumulative DOM: 16
	Lot Measurement: Acres		Expiration Date: 07/15/2026
	Lot Square Footage: 1,872		Waterfront: 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
School District: St. Joseph

SEV: 102,000
Zoning:
For Tax Year: 2025
Special Assmt/Type: None
Non-Conforming Use:

Additional Details:	Heat Source: Natural Gas	Sewer: Public Sewer
Additional Features:	Heat Type: Forced Air	Foundation: Slab
Air Conditioning: Central Air	Income and Expenses:	Street Type: Public
Below Grade: None	Lease Term: Negotiable (5 year preferred)	Tenant Pays: Building Insurance; Common Area Maintenance; Electric; Gas; Janitorial; Prop Taxes/Assessments; Sewer; Trash; Water
Construction: Frame/Wood	Lease Type: Triple Net	Uses: Institutional; Professional Service; Professional/Office; Retail
Type:	Lease: Option to Purchase	Util Avail at St: Cable Available; Electricity Available; High Speed Internet; Natural Gas Available; Phone Available; Storm Sewer
Docs at List: Plat Map; Other	Information:	Cable Connected: Electricity Connected; Natural Gas Connected; Phone Connected
Office:	Roofing: Composition; Rubber	Water: Public Water
Docs Req Conf:	Send to Econ: MEDC; SWMI First, Region 5	Water Fea:
Agmmt:	Dev Org:	Amenities:
Driveway: Asphalt; Shared Paved		Water Type:
Exterior Material: Brick; Stucco; Vinyl Siding; Other		SqFt Information:

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: Contact listing agent to schedule appointment

Listing Date: 07/16/2025

Status Change Date: 07/17/2025

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