



Retail | For Sale / Lease | 1,986 SF

**Great Investment Property for
Owner/Operator
in Downtown Three Rivers**

**15 N Main Street
Three Rivers, MI 49093**

Overview

Recently updated with a fresh look, this property offers a large retail space on the main floor facing Downtown sidewalks. On the upper-level you will find a 4-bedroom, 2-bathroom apartment with separate entrance offering additional income. For any storage needs, there is also a basement. The main floor boasts a dark hardwood floor and tin ceilings making it a great site for any office or retail user. Property sits right in the heart of Downtown with street parking out front and large city parking lot behind. For sale or for lease-can be combined with 17 N. Main

Lease Price

\$8.00/SF Modified

Sale Price

\$320,000

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PROPERTY FEATURES



County:	St Joseph
Municipality:	City of Three Rivers
Gross Size:	3,972 SF
Available for Lease:	1,986 SF
Building Levels:	2 Levels
Total Acres:	0.06 Acres
Lot Dimensions:	25' x 100'
Year Renovated:	2025
Zoning Code:	B-3
Between Streets:	Portage Avenue & East Michigan
Construction:	Brick / Frame
Heat Type / Source:	Forced Air / Gas
Key Instructions:	keybox on bldg - call listing agent
Basement:	Yes
Parcel #:	051-155-019-00
Tenant Pays:	Utilities



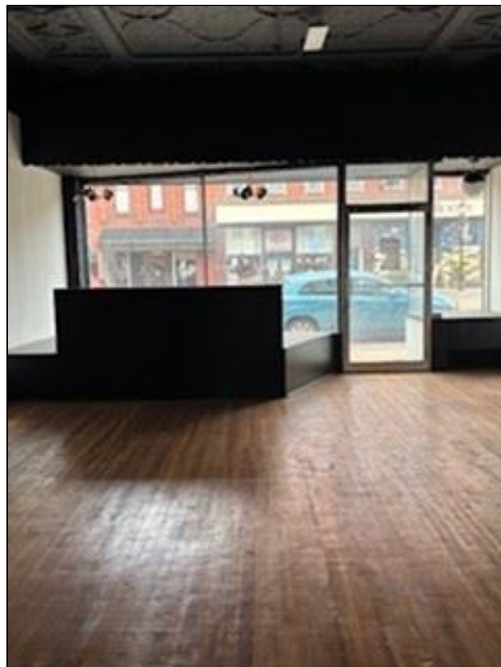
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RETAIL SPACE PHOTOS

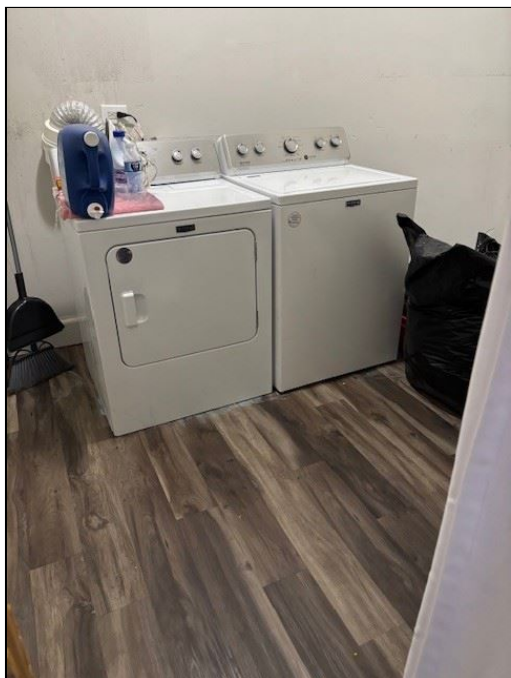
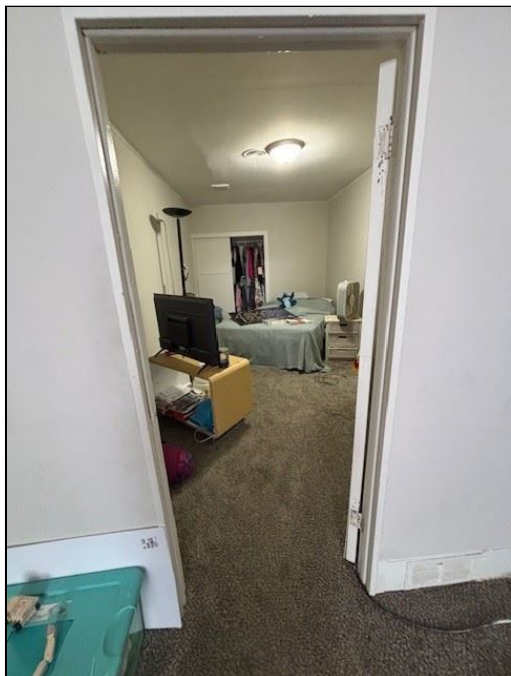


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APARTMENT PHOTOS

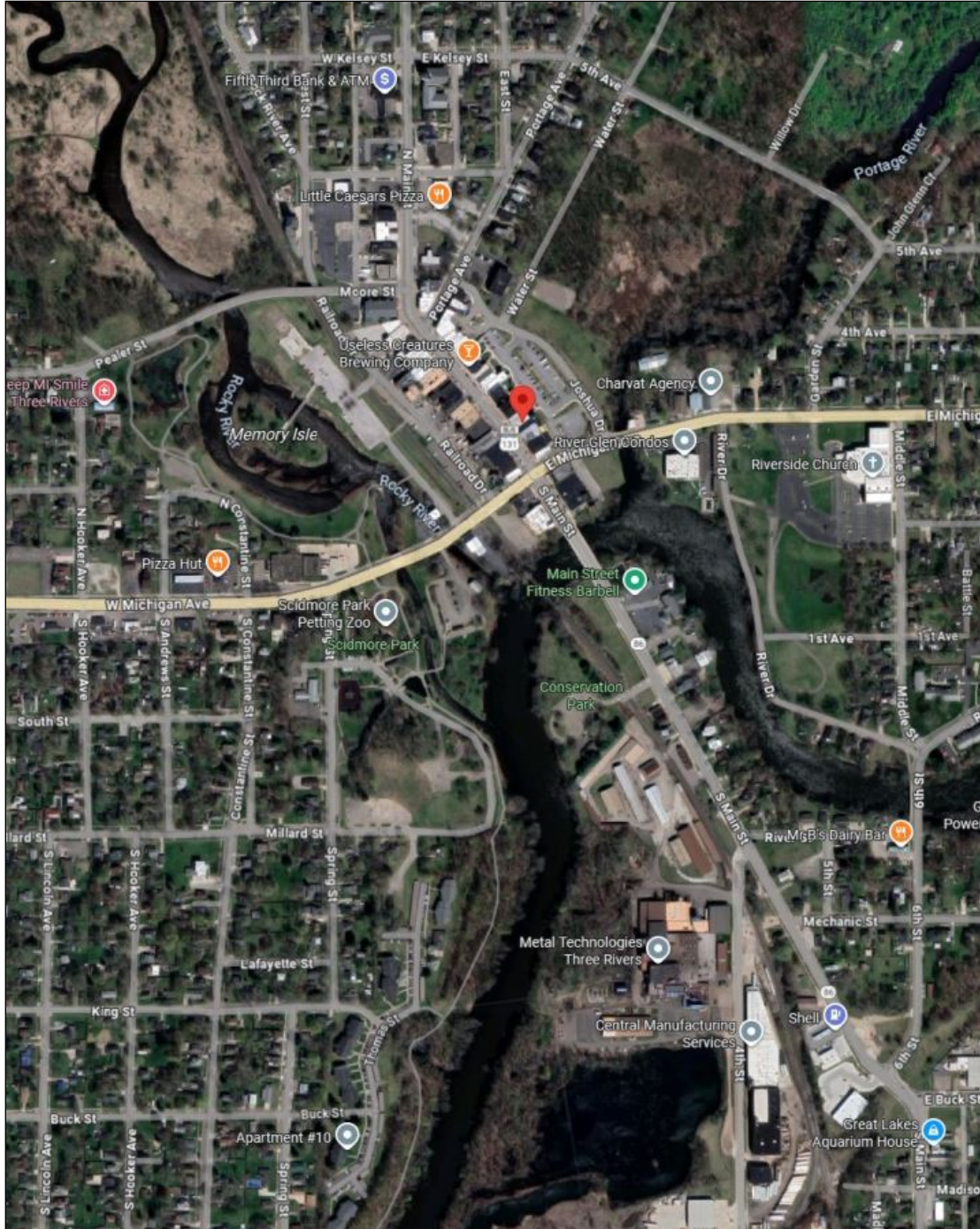


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AERIAL PHOTO



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