

# OFFICE

Sale: \$630,000



- Size: 21,200 sq ft
- Multiple Possible Uses
- Downtown Location

## 126 Pipestone Road

Benton Harbor, MI 49022  
(City of Benton Harbor)

First floor leased at \$36,000 per year. Two years remaining and tenant would like to extend lease. Tenant pays gas and electric. Second floor ready to remodel. First floor remodeling is finished. Two furnaces with air are 5 years old. One furnace with air is 10 years old. Great location in downtown Benton Harbor at the corner of Pipestone Road and Main Street.

### Site Contact Information:

Brecht Real Estate Center  
124 Water Street, Suite 1  
Benton Harbor, MI 49022

Carl Brecht  
Cell: (269) 449-1656  
E-mail: Carl@HarborShoresProperty.com



Berrien County Community Development  
Jennifer Arent  
701 Main Street  
St. Joseph, MI 49085

Phone: (269) 983-7111 x8788  
Fax: (269) 982-8611  
E-mail: jarent@berriencounty.org  
Website: www.berriencounty.org