

MIXED USE

Sale: Negotiable



- Lot Size: 77 Acres
- St. Joseph Schools
- Municipal Water & Sewer
- Zoned B-1 Commercial

4478 M-139 Development

St. Joseph, MI 49085
(Royalton Township)

This is THE NEXT mixed-use development in THE PLACE to be in St. Joseph. Zoned B-1 Commercial, all retail and service uses permitted. Hotels, motels and PUD's are specially permitted. 77 acres with over 2000 ft on Scottdale Road and over 3000 ft on M-139/Niles Road in St. Joseph (Royalton Twp). Public water and sewer. St. Joseph schools. Close location to highways and major roads. New housing developments are springing up nearby that are trapped by the St. Joseph River and pass this property multiple times each day. This is your chance to develop the services these homeowners want and need. Imagine a neighborhood retail center with out lot opportunities for banks, drug stores, restaurants, coffee shops, retail, etc. Additional opportunity for medical office condominiums, multi-family units, senior care facilities and single-family residential units. The size, location and zoning of this property make this a unique opportunity with lots of promise for developers.

Site Contact Information:

Ship Street Realty
811 Ship Street, Suite 205
St. Joseph, MI 49085

Lars Petzke
Phone: (269) 983-9628
Cell Phone: (269) 369-6348
E-mail: lpetzke@shipstreetrealty.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