

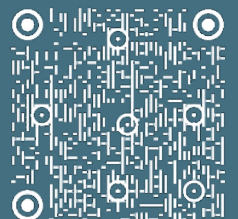
15437 RED BUD TRAIL N

Buchanan, Michigan



LISTED BY **DENNIS BAMBER**

Above & Beyond





Here is a high-visibility, mixed-use, lite-industrial property with rare river frontage. Unlock the potential of this 10,233 sq ft mixed-use commercial property spanning two joined buildings on 6.89 acres across three parcels. Designed for flexibility, the main building offers a 19' ceiling showroom, six private offices, a bathroom, 24'x60' mezzanine, and a 16' high overhead door; ideal for a restaurant, showroom, or office. The second building features a concrete floor, a bathroom, 21' ceilings, and a 14' wide x 19' high overhead door, making it well-suited for warehouse, production, or service use. Property infrastructure includes a well, a septic system, and two refurbished geothermal natural gas furnaces updated within the last two years. With approximately 1,500 feet of road frontage, visibility and access are unmatched. The standout feature is 900 feet of river frontage, creating a rare opportunity for destination-style commercial use such as a riverfront restaurant, event venue, or mixed-use redevelopment (subject to zoning and approvals). Additional highlights include a paved parking lot for approximately 20 vehicles and ample land for expansion. This is a unique opportunity to combine function, frontage, and future upside in one exceptional commercial offering.





PROPERTY DETAILS

- High-Visibility Mixed-Use Industrial Property
- Over 900 Ft of River Frontage
- 1,500 Ft Road Frontage
- 6.89 Acres
- 10,233 Total Square Feet
- Paved Parking Lot
- Two Joined Buildings
- Flexible Space









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