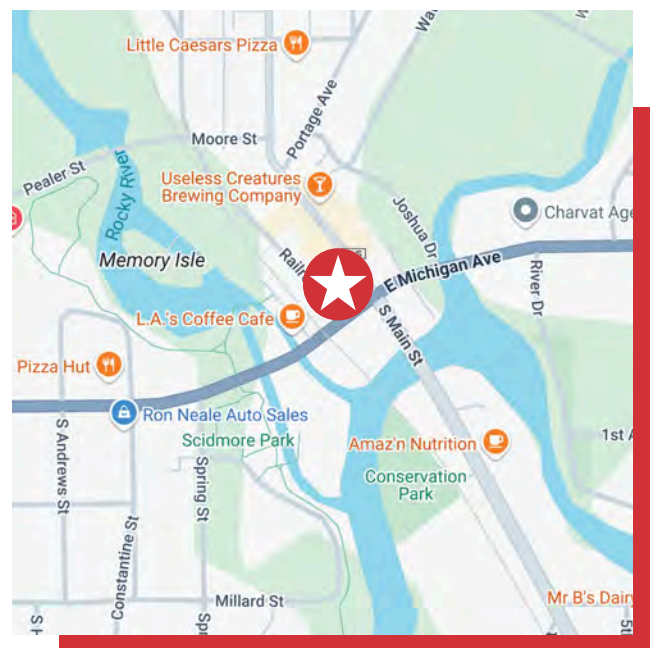




## 13 N. MAIN STREET THREE RIVERS, MICHIGAN 49093

- Downtown Three Rivers Mixed Use Building for Sale!
- Restaurant/Retail Space on 1<sup>st</sup> Floor with full basement
- Two one-bedroom apartments upstairs
- Sale includes restaurant equipment
- Features hard wood floors, high ceilings, and glass window storefront on N. Main Street
- Owner will consider non-competing restaurant uses (see agent)
- Abundant, free city surface parking available on-street & behind the building
- Listed at \$324,900 (\$73.19/SF)



**FOR MORE INFORMATION, CONTACT:**

**KARA SCHROER, CCIM**  
269.459.0435  
karas@naiwwm.com



naiwwm.com | 269.353.0311

# PROPERTY OVERVIEW

**FOR SALE**  
DOWNTOWN MIXED-USE BUILDING

Downtown Three Rivers mixed-use building available on N. Main Street! The property includes a first-floor restaurant/retail space, two one-bedroom apartments on the second floor, and a full basement for storage. The street-level space, formerly home to Main Street Café (now relocated to a larger location nearby), features hardwood floors, high ceilings, and a prominent glass storefront. Restaurant equipment is included in the sale. The building has been owner-occupied for many years, and its condition reflects that care. Convenient free city parking is available both on-street and in the surface lot directly behind the building. Please note: the sale will include a deed restriction prohibiting restaurants specializing in breakfast. Located in Historic District.

## PROPERTY INFORMATION

<b>Total Building Size:</b>	+/- 4,439 SF* (per tax records)
<b>Acreage:</b>	+/- 0.057 Acres
<b>Municipality:</b>	City of Three Rivers
<b>Parcel Numbers:</b>	051-155-020-10
<b>Signage:</b>	Signage
<b>Parking:</b>	Free on-street & city parking nearby
<b>Zoning:</b>	B-3

*\*Buyer to verify the square footage.*

*It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.*



We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

 **13 N. MAIN STREET**  
THREE RIVERS, MICHIGAN 49093

**NAI** Wisinski of  
West Michigan

# PROPERTY OVERVIEW

**FOR SALE**  
DOWNTOWN MIXED-USE BUILDING

## PROPERTY - BUILDING INFORMATION

<b>Total Building Size:</b>	+/- 4,439 SF
<b>Year Built:</b>	Unknown
<b>Acreage:</b>	+/- 0.057 Acres
<b>Construction:</b>	Block, Wood frame
<b>Roof:</b>	Flat
<b>Floors / Mezzanine:</b>	Two (2)
<b>Elevators:</b>	No
<b>Signage:</b>	Building
<b>Parking:</b>	City / On street
<b>Zoning:</b>	<a href="#">B-3</a>

*\*Buyer to verify the square footage.*

*It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.*

## SALE INFORMATION

<b>Sale Price:</b>	\$324,900
<b>Per SF:</b>	\$73.19/SF
<b>Possession:</b>	Negotiable

## UTILITY PROVIDERS

<b>Electric:</b>	Consumers Energy
<b>Natural Gas:</b>	Consumers Energy
<b>Sanitary Sewer:</b>	Municipal
<b>Storm Sewer:</b>	Municipal
<b>Water:</b>	Municipal

## TAX INFORMATION

Parcel #	2026 SEV	2026 TV	2024 Winter Taxes	2025 Summer Taxes	Total Annual Taxes
051-155-020-10	\$92,900	\$52,773	\$1,260.31	\$2,155.36	\$3,415.67

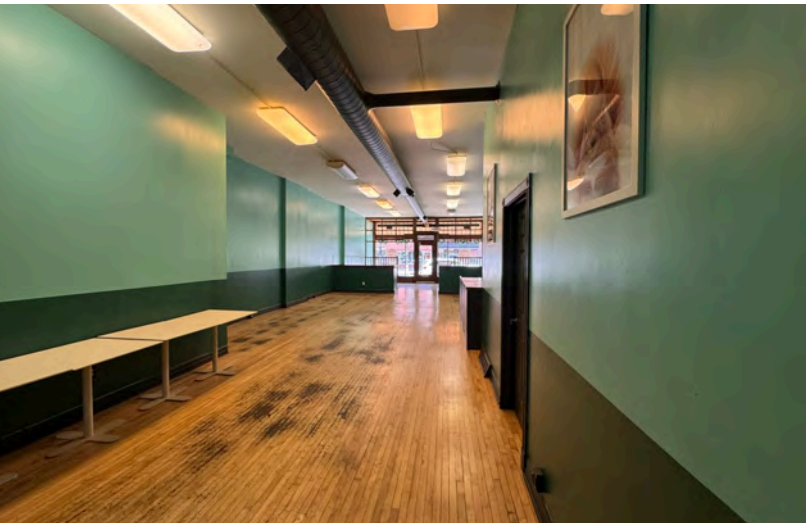
We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

 **13 N. MAIN STREET**  
THREE RIVERS, MICHIGAN 49093

**NAI** Wisinski of  
West Michigan

# RESTAURANT PHOTOS

**FOR SALE**  
DOWNTOWN MIXED-USE BUILDING

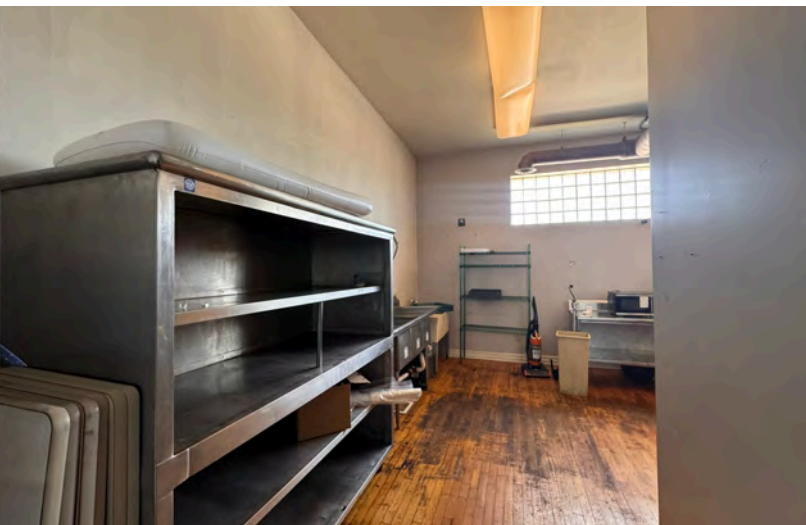


 **13 N. MAIN STREET**  
THREE RIVERS, MICHIGAN 49093

**NAI** Wisinski of  
West Michigan

# RESTAURANT PHOTOS

**FOR SALE**  
DOWNTOWN MIXED-USE BUILDING



 **13 N. MAIN STREET**  
THREE RIVERS, MICHIGAN 49093

**NAI** Wisinski of  
West Michigan

# APARTMENT PHOTOS

**FOR SALE**  
DOWNTOWN MIXED-USE BUILDING

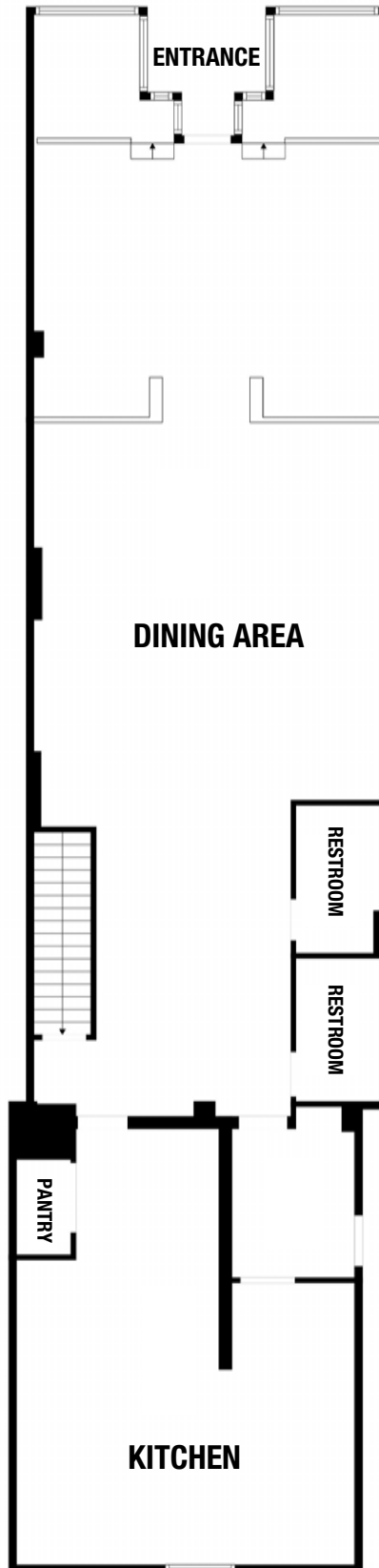


 **13 N. MAIN STREET**  
THREE RIVERS, MICHIGAN 49093

**NAI** Wisinski of  
West Michigan

# FLOOR PLAN

**FOR SALE**  
DOWNTOWN MIXED-USE BUILDING



 **13 N. MAIN STREET**  
THREE RIVERS, MICHIGAN 49093

**NAI** Wisinski of  
West Michigan

**GIS AERIAL**

**FOR SALE**  
DOWNTOWN MIXED-USE BUILDING



 **13 N. MAIN STREET**  
THREE RIVERS, MICHIGAN 49093

**NAI** Wisinski of  
West Michigan

# DOWNTOWN THREE RIVERS OVERVIEW

**FOR SALE**  
DOWNTOWN MIXED-USE BUILDING



FUTURE HOME OF THE DOWNTOWN  
OUTDOOR AMPHITHEATER

13 N. MAIN ST.

L.A.'s COFFEE  
CAFE

THREE RIVERS  
CITY HALL

**13 N. MAIN STREET**  
THREE RIVERS, MICHIGAN 49093

**NAI** Wisinski of  
West Michigan



# DEMOGRAPHICS

3 MILES

# FOR SALE

## DOWNTOWN MIXED-USE BUILDING

### KEY FACTS

11,834

Population



2.5

Average Household Size

38.3

Median Age

\$57,709

Median Household Income

### EDUCATION

8%

No High School Diploma



36%

High School Graduate



37%

Some College



19%

Bachelor's/Grad/Pr of Degree

### BUSINESS



555

Total Businesses



7,624

Total Employees

### EMPLOYMENT



47%

White Collar



42%

Blue Collar



Services

11%

7.9%

Unemployment Rate

### INCOME



\$57,709

Median Household Income



\$27,970

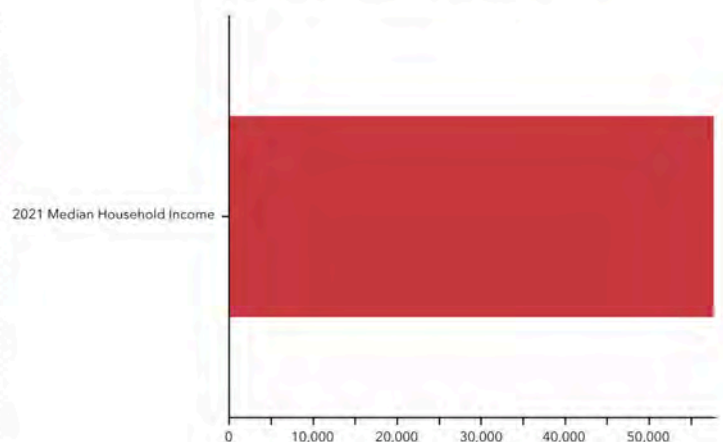
Per Capita Income



\$124,483

Median Net Worth

### 2021 Median Household Income



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2022, 2027.

© 2021 Esri

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).

**13 N. MAIN STREET**  
THREE RIVERS, MICHIGAN 49093

**NAI** Wisinski of  
West Michigan

# DEMOGRAPHICS

5 MILES

# FOR SALE

## DOWNTOWN MIXED-USE BUILDING

### KEY FACTS

15,237

Population

40.2

Median Age

2.5

Average Household Size

\$61,365

Median Household Income

### EDUCATION

7%

No High School Diploma



35%

High School Graduate



37%

Some College



21%

Bachelor's/Grad/Pr of Degree

### BUSINESS



640

Total Businesses



8,309

Total Employees

### EMPLOYMENT



48%

White Collar



41%

Blue Collar



11%

Services

7.4%

Unemployment Rate

### INCOME



\$61,365

Median Household Income



\$30,263

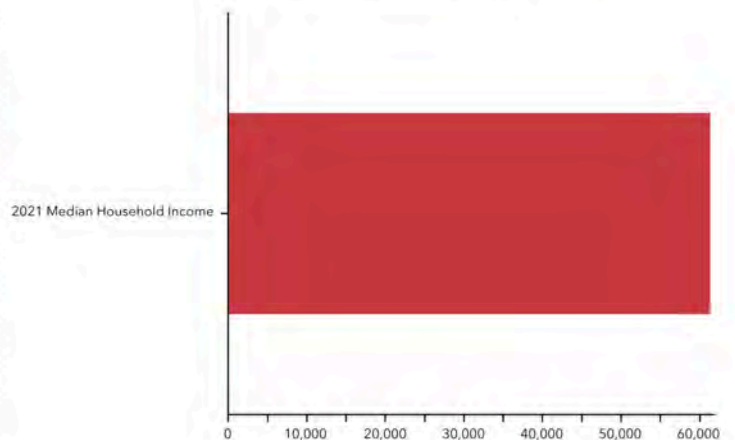
Per Capita Income



\$159,211

Median Net Worth

### 2021 Median Household Income



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2022, 2027.

© 2021 Esri

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).

# DEMOGRAPHICS

10 MILES

# FOR SALE

## DOWNTOWN MIXED-USE BUILDING

### KEY FACTS

32,748

Population



2.5

Average Household Size

42.0

Median Age

\$66,476

Median Household Income

### EDUCATION

9%

No High School Diploma



36%

High School Graduate



34%

Some College



20%

Bachelor's/Grad/Pr of Degree

### BUSINESS



1,095

Total Businesses



12,808

Total Employees

### EMPLOYMENT



White Collar

50%



Blue Collar

39%



Services

11%

5.3%

Unemployment Rate

### INCOME



\$66,476

Median Household Income



\$33,750

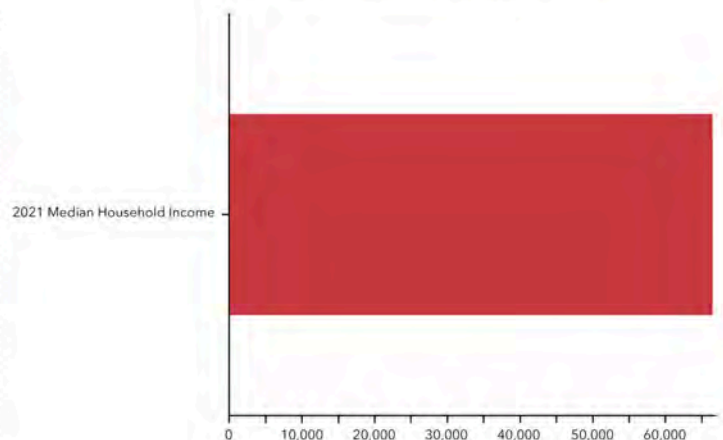
Per Capita Income



\$223,535

Median Net Worth

### 2021 Median Household Income



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2022, 2027.

© 2021 Esri

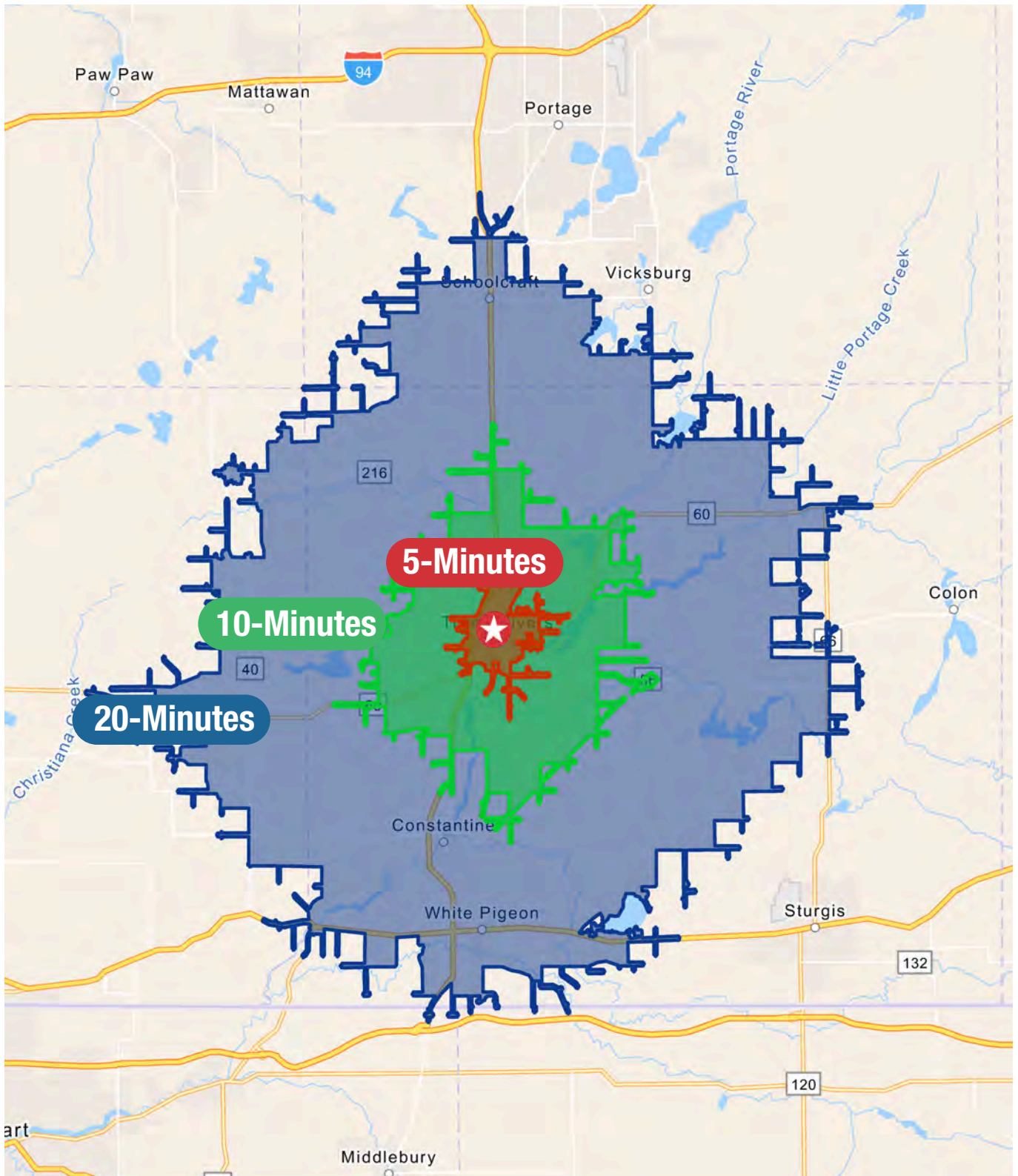
Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).

**13 N. MAIN STREET**  
THREE RIVERS, MICHIGAN 49093

**NAI** Wisinski of  
West Michigan

# DRIVE TIME MAP

**FOR SALE**  
TURNKEY DOWNTOWN RESTAURANT



 **10, 12, 14 & 16 N. MAIN STREET**  
THREE RIVERS, MICHIGAN 49093

**NAI** Wisinski of  
West Michigan