



Multi-Use | For Sale | 8,712 SF

**Mixed Use Commercial Property
Warehouse - Office - Living**

**09383 Blue Star Highway
South Haven, MI 49090**

Overview

Positioned along Blue Star Highway and M-140 corridor, this 8,712 SF mixed-use property blends function, flexibility, and visibility. Featuring expansive warehouse space, office, living, an outbuilding and abundant parking. Ideal for investment, redevelopment, or owner use. This property positions you to capture both local and regional traffic. Just minutes from downtown South Haven and Lake Michigan, easy access to I-196 and only 30 miles north of I-94, this is a standout opportunity to create something unique or expand your portfolio along Michigan's Lakeshore.

Sale Price

\$349,000

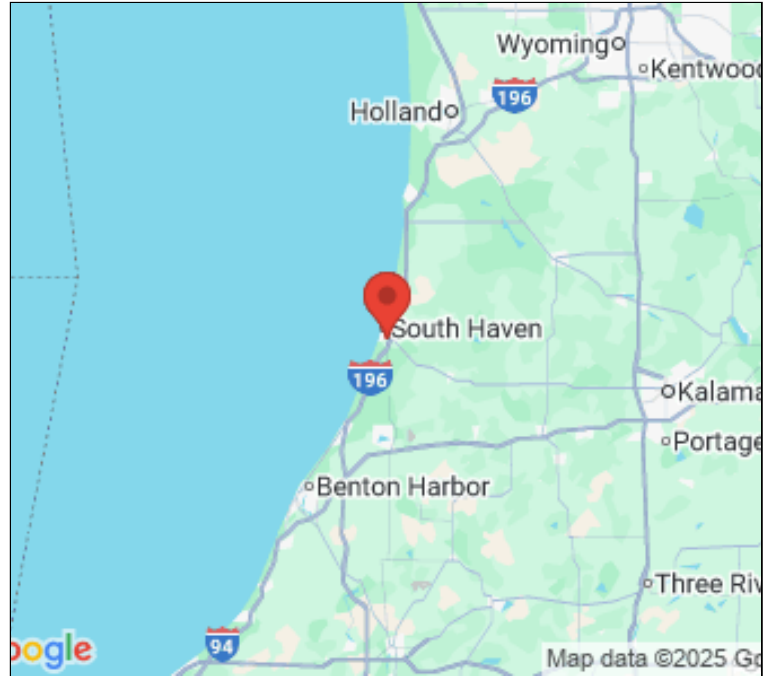
Stephanie Wiltgen
269.373.8106 [direct]
269.208.9700 [mobile]
swiltgen@ccmichigan.com



PROPERTY FEATURES



County:	Van Buren
Municipality:	South Haven Township
Gross Size:	8,712 SF
Office SF:	640 SF
Warehouse SF:	7,432 SF
Living Space SF:	640 SF
# of Buildings:	2 Buildings
Building Levels:	2 Levels
Total Acres:	1.80 Acres
Recommended Use:	Industrial / Multi-Use
Zoning Code / Description:	CSC / Community Service Commercial
Between Streets:	M-140 and M-43
Roof:	Rubber Membrane
Sewer / Water:	Public / Public
Grade Level Doors:	One Door



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FOUR IMAGE PAGE



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INTERIOR PHOTOS

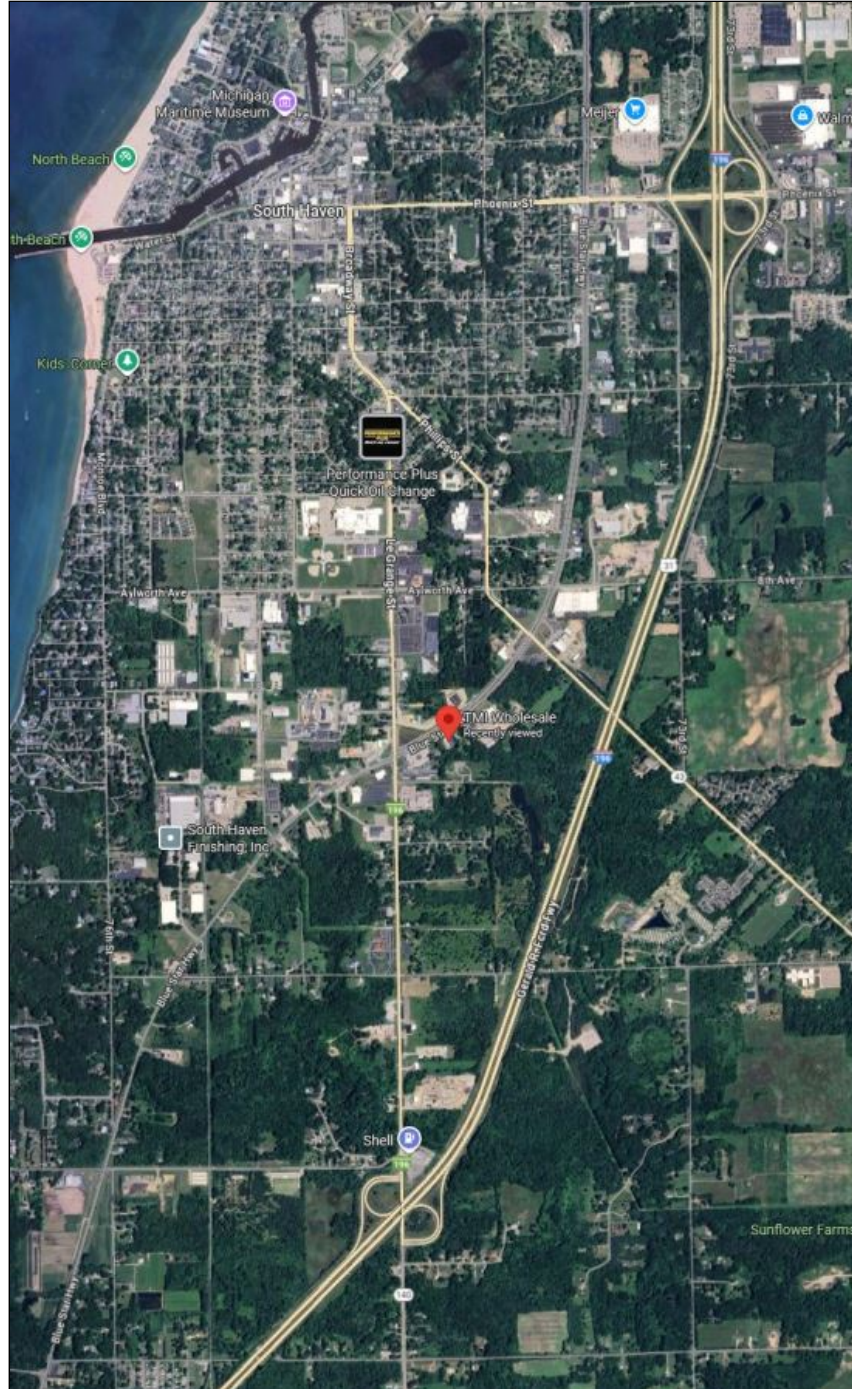


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LOCATION AERIAL



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