

COMMERCIAL BUILDING

Auction

57470 M-51 S • Dowagiac, MI 49047

Tuesday, August 5, 2025 • 6 PM

8,000 SQ. FT. BUILDING with APARTMENT on 1.48 ACRES



Open House
July 7
10am - 2pm
July 9 & 10
9am to 4pm

This is a very nice building located on M-51 for high visibility. The building includes a large showroom area, offices, restrooms, finished apartment with separate furnace and electric.

200 amp electric, heat pump with AC, well and septic and asphalt parking area

**ABSOLUTE AUCTION
AFTER \$120,000**



REAL ESTATE TERMS & CONDITIONS

Can't make the auction in person? Call us and bid by phone!

DOWN PAYMENT: 5% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

CLOSING: Approximately 30-45 days.

Any announcements made day of the sale take precedence over printed matter.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to approval by the Sellers.

AUCTIONEER NOTE: Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed. For more information on financing or inspection, contact Hahn Auctioneers, Inc.

TAXES: \$4,300 per year.

3% BUYER'S PREMIUM

Stephen T. Wright Estate, Owner

HAHN

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