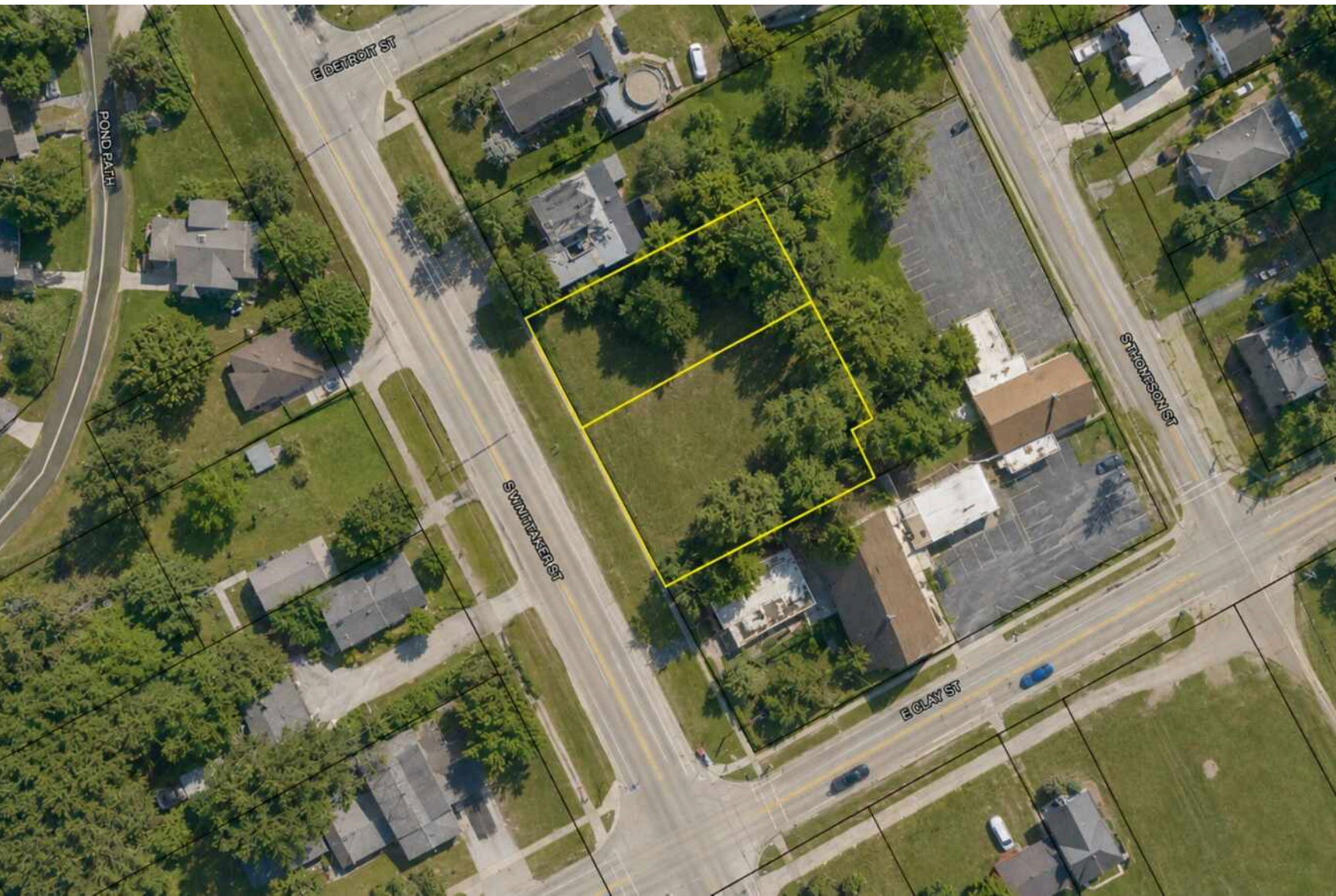


309 S WHITTAKER STREET
NEW BUFFALO



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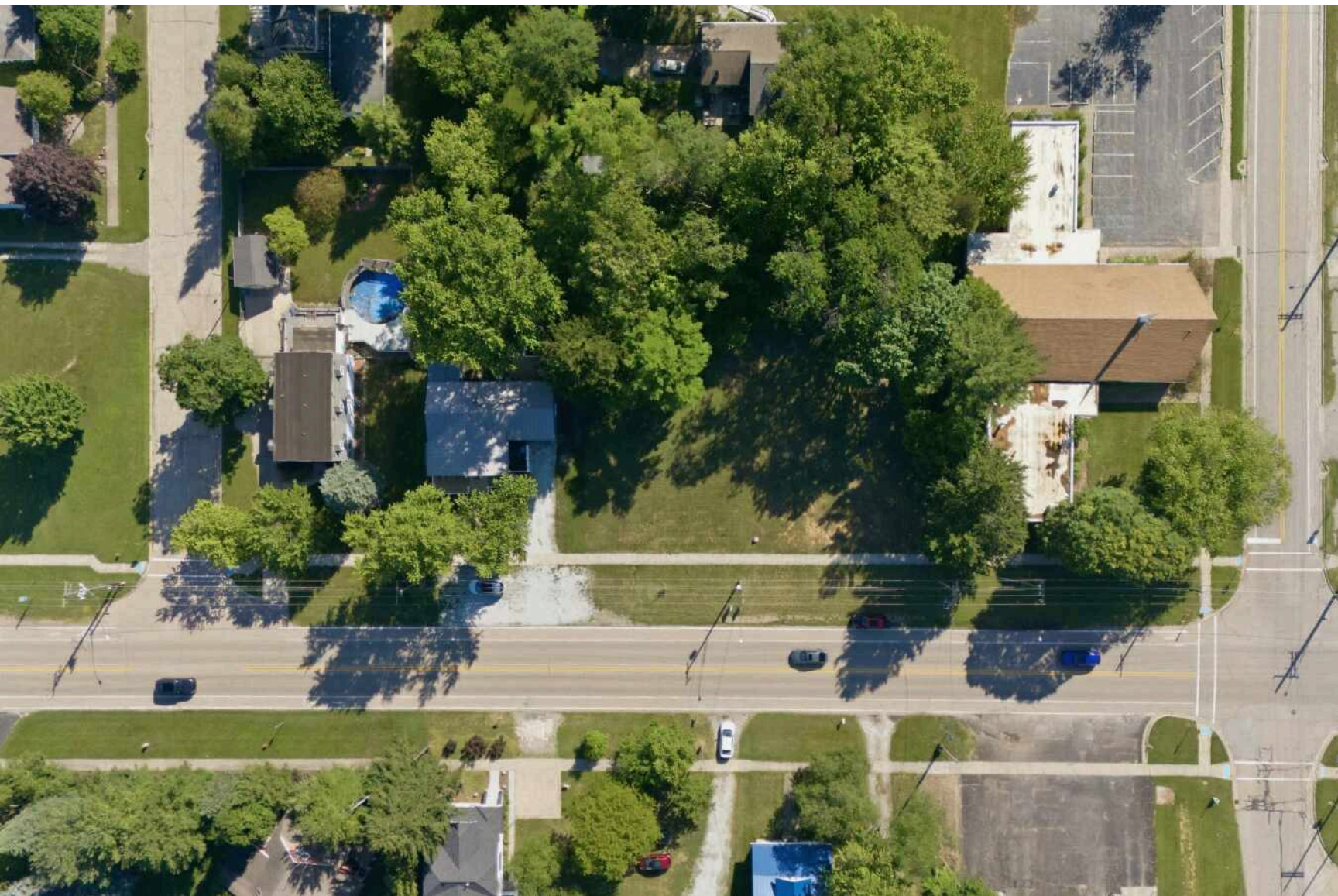
CHRISTIE'S
INTERNATIONAL REAL ESTATE

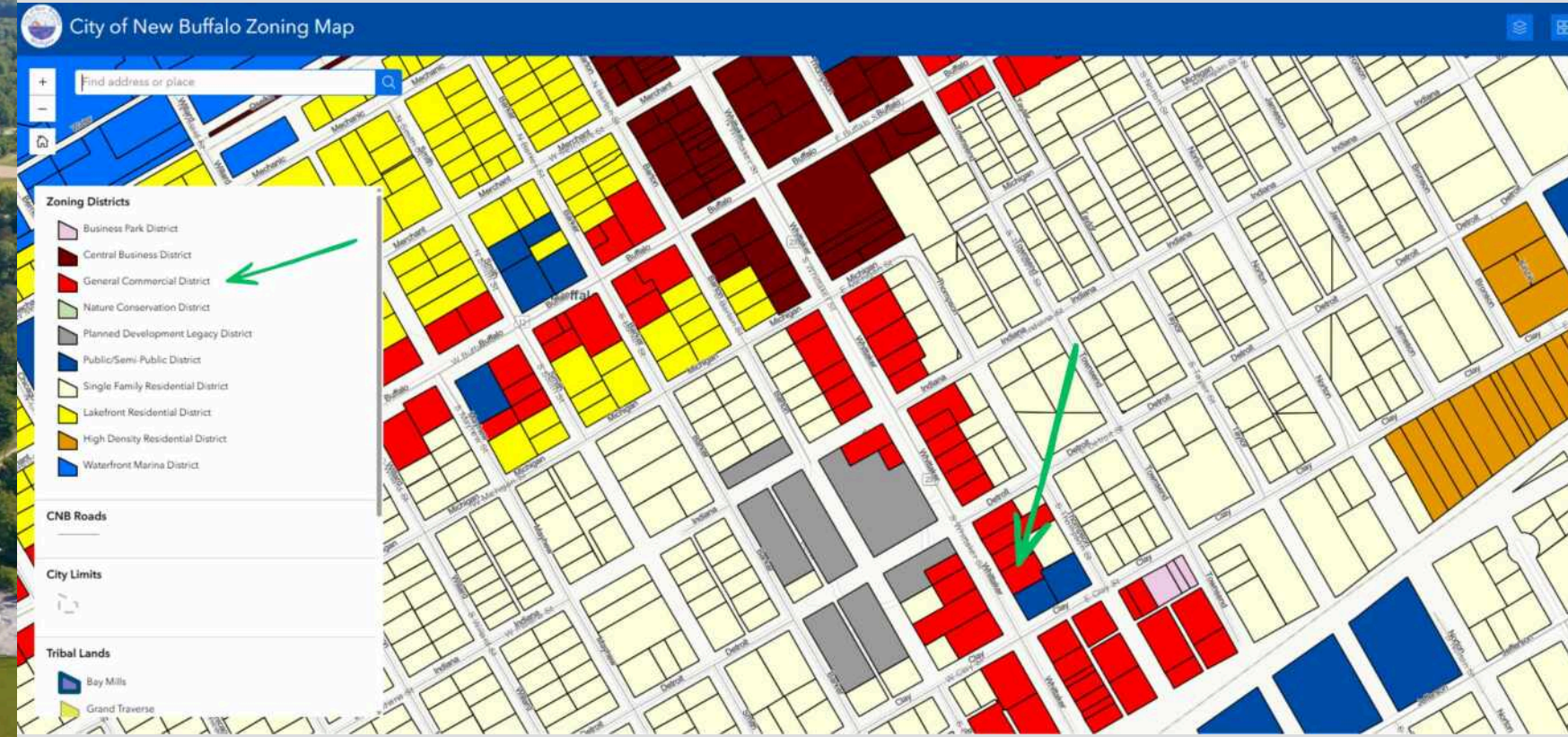


TAXES: \$2,095

TWO LOTS - GENERAL COMMERCIAL DISTRICT

Opportunities to build something new have become increasingly limited, so this exceptional City of New Buffalo offering stands apart. Encompassing approximately 0.52 acres across two parcels, the property represents one of the few remaining undeveloped sites within the Whittaker Street corridor. Mature trees frame the property and create a setting that feels established and inviting, while the location places future owners just moments from Lake Michigan, the marina, downtown dining and shopping, and the Amtrak station. The result is a property that offers both convenience and character; a combination that has become increasingly difficult to find. The generous dimensions and highly visible location provide a foundation for a variety of future possibilities. For those seeking a strategic investment, a place to establish a business presence, or an opportunity to shape part of New Buffalo's future, this property offers a rare blank canvas in an exceptional location.







LIFE IS A BEACH IN THIS IDYLIC HARBOR COUNTRY COMMUNITY.

New Buffalo is a bustling town built around local shops, restaurants, and recreational opportunities. The community greets residents and visitors with a large and modern harbor, a public boat launch, and a full-service dock facility with many opportunities to boat, fish, and kayak. The community is home to luxury hotels and many renowned eateries, including a famous burger joint and restaurants that overlook the scenic marina.

New Buffalo is also home to the Four Winds Casino Resort, which features a hotel, four restaurants, entertainment, and retail shops. Community events offer even more fun and entertainment, with the Ship & Shore Festival and New Buffalo Harvest & Wine Fest taking place each year. New Buffalo real estate includes a diverse range of architectural styles, from cozy Lake Michigan cottages to modern homes and waterfront mansions. Condominium communities offer maintenance-free housing opportunities for buyers interested in alternatives to single-family homes. Rideshare services are available throughout the greater Harbor Country area. Meanwhile, the New Buffalo Amtrak station makes transportation to and from Chicago convenient for both residents and visitors.



NOTES _____



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