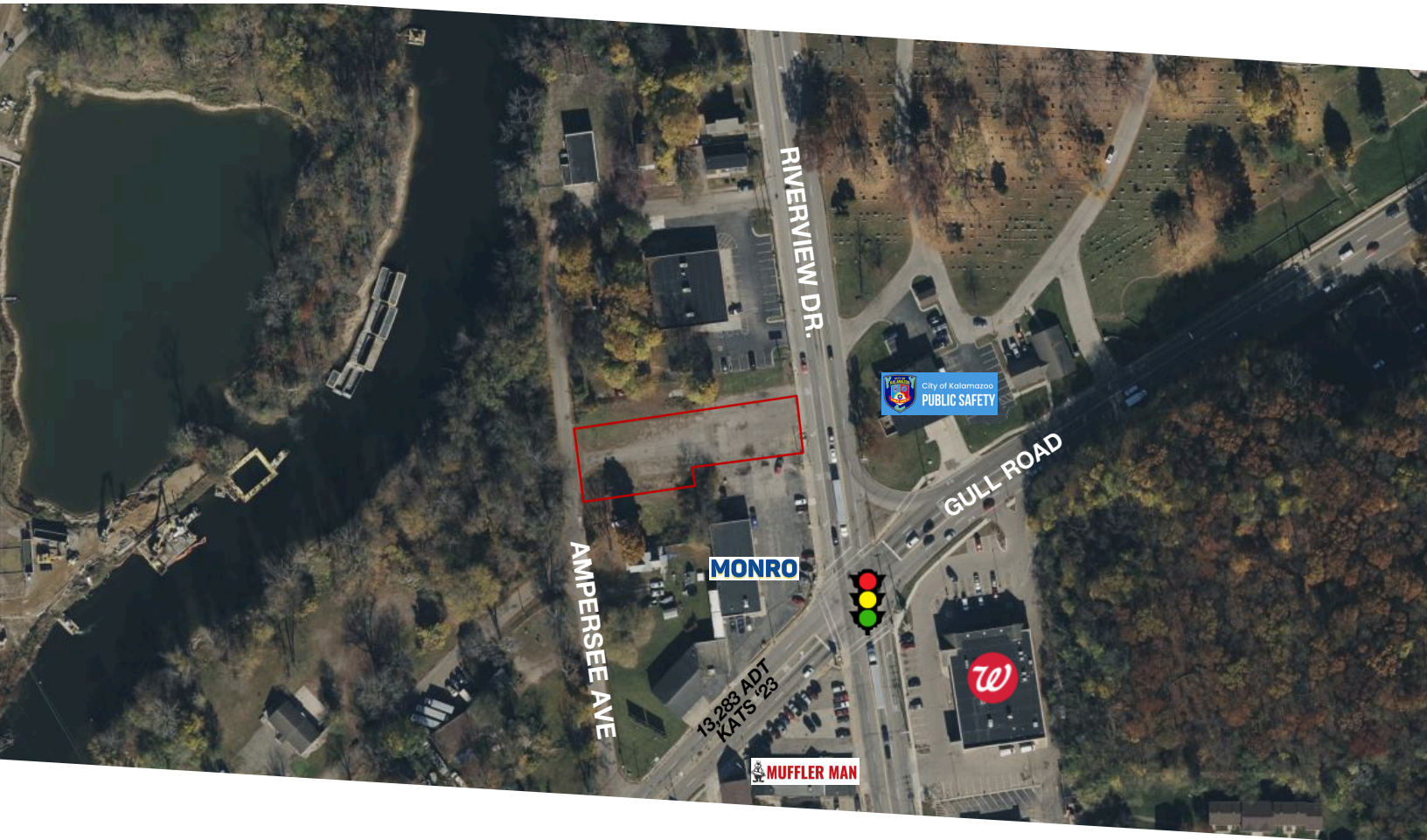
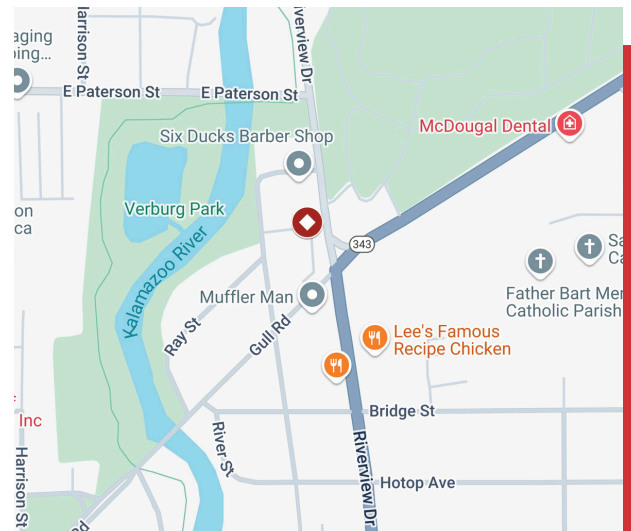




📍 1023 RIVERVIEW DRIVE KALAMAZOO, MICHIGAN 49048

- +/- 0.391 Acres for sale at the corner of Riverview Drive and Gull Road; access to Ampersee Avenue as well
- Average daily traffic counts of 16,448 (2023)
- Perfect location for a drive through concept
- Owner has drawings for drive through concepts upon request
- Zoned CMU
- Offered at \$200,000



LISTING AGENTS

CONNOR SCHULTZE

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STAY CONNECTED



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269.353.0311

PROPERTY INFORMATION

+/- 0.391 Acre commercial lot located on the corner of Gull Road and Riverview with ADT at the intersection are 16,448 (2023). The lot is situated directly next to Monro Auto Services and near Walgreens. This location is perfect for a drive through concept like a coffee shop or quick oil change with access to Ampersee Ave as well as Riverview Drive, making the lot easily accessible. Owner has drawings for drive through concepts upon request.



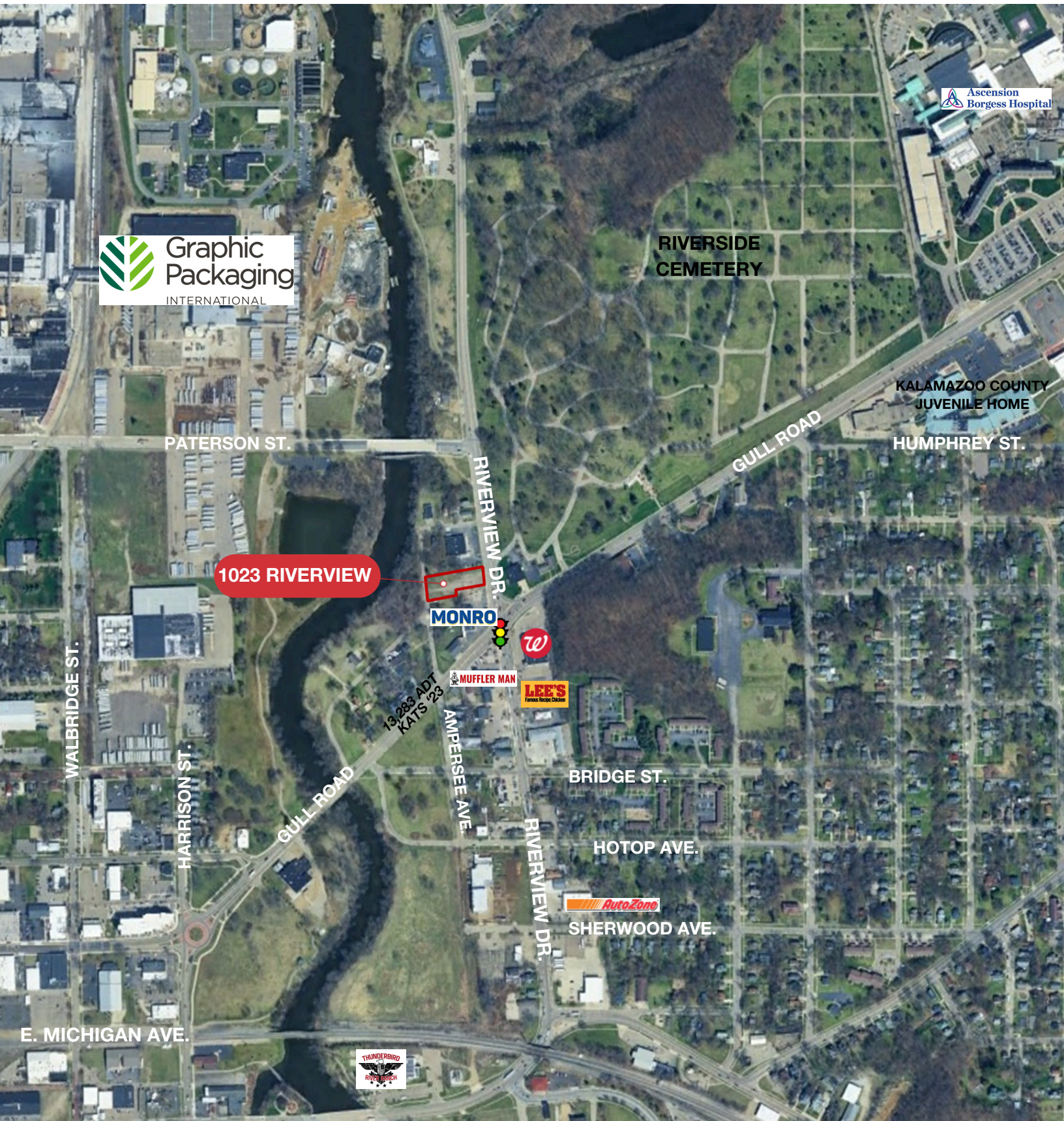
Acres	+/- 0.391
Zoning	CMU
Municipality	City of Kalamazoo
Flood Plain	Yes
Parcel Numbers	06-14-110-051
Terms	Cash / Conventional
Possession	At closing

SALE INFORMATION

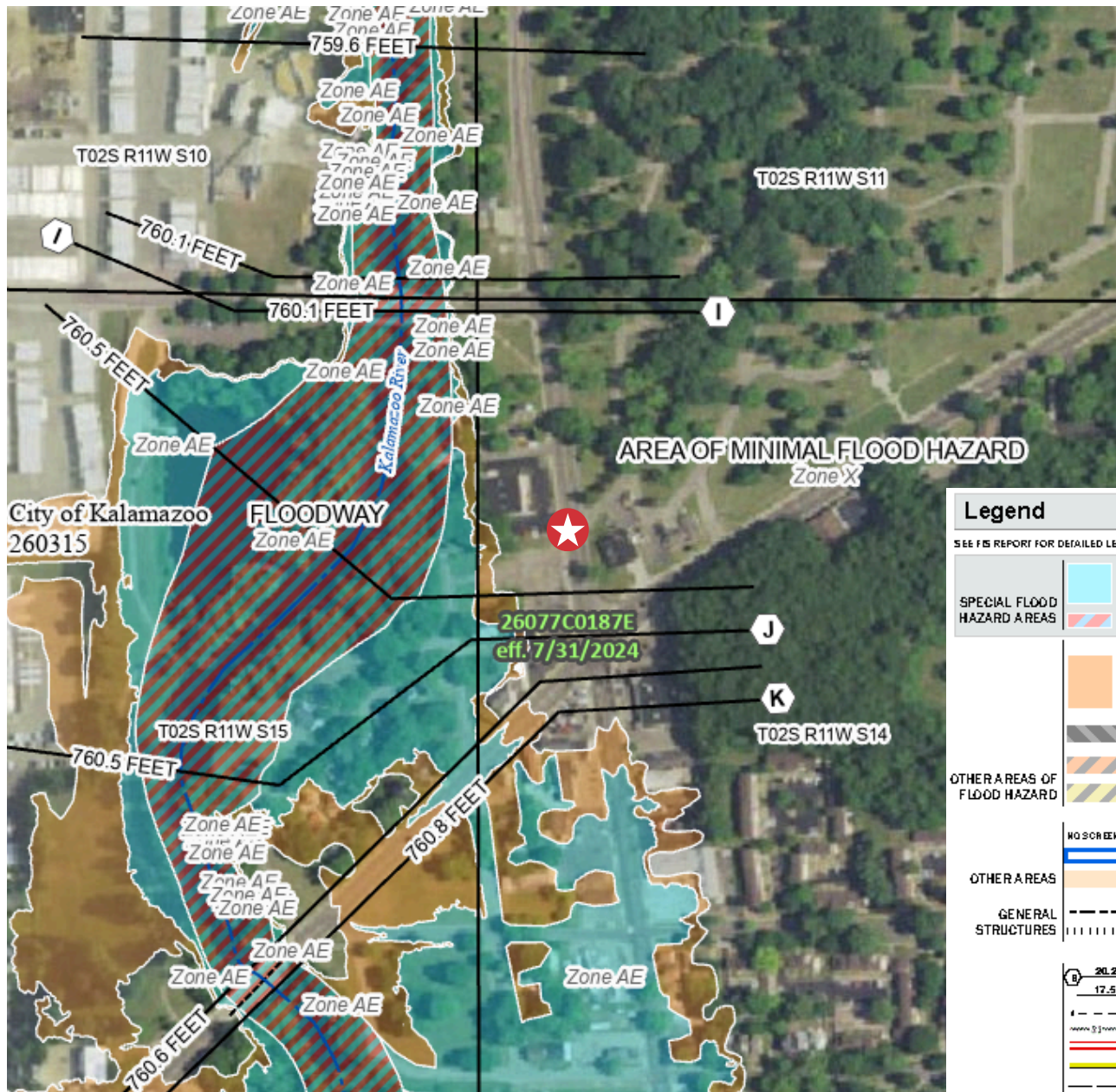
Sale Price	\$200,000
2025 SEV	\$39,700
2025 Taxable Value	\$34,126
2024 Summer Taxes	\$1,020.51
2024 Winter Taxes	\$1,341.48
Total Annual Taxes	\$2,361.99







FEMA FLOOD MAP



Legend

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE)
		With BFE or Depth Zone AE, AD, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/16/2025 at 4:29 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.