



# LAND FOR SALE

1103 Gornick Ave, Gaylord, MI 49735

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# LISTING INFORMATION

1103 Gornick Ave, Gaylord, MI 49735

Welcome to an exceptional opportunity in Gaylord, MI, strategically positioned on Gornick Ave, just moments away from Main Street and conveniently accessible from I-75. This shovel-ready site presents an ideal canvas for your next venture, boasting essential utilities readily available on-site, including water, sewer, electric, and gas.

**Parcel Size:** Spanning over 2.05 acres, this offering comprises three separate parcels, providing ample space for diverse development possibilities.

**Zoning:** Benefit from the versatile C-2 zoning designation, opening doors to a myriad of potential uses. Whether you envision retail space, office complexes, hospitality ventures, contractor suites or mixed-use developments, the zoning regulations offer flexibility to accommodate your vision.

**Opportunity Zone:** Capitalize on the advantages of being situated within an Opportunity Zone, unlocking potential tax incentives and investment benefits for qualified projects.

Seize this rare chance to secure a prime commercial property in Gaylord's bustling landscape. Whether you're an investor, developer, or entrepreneur, this offering promises endless potential and long-term value. Act swiftly to capitalize on this unparalleled opportunity!

Seller will build to suit!

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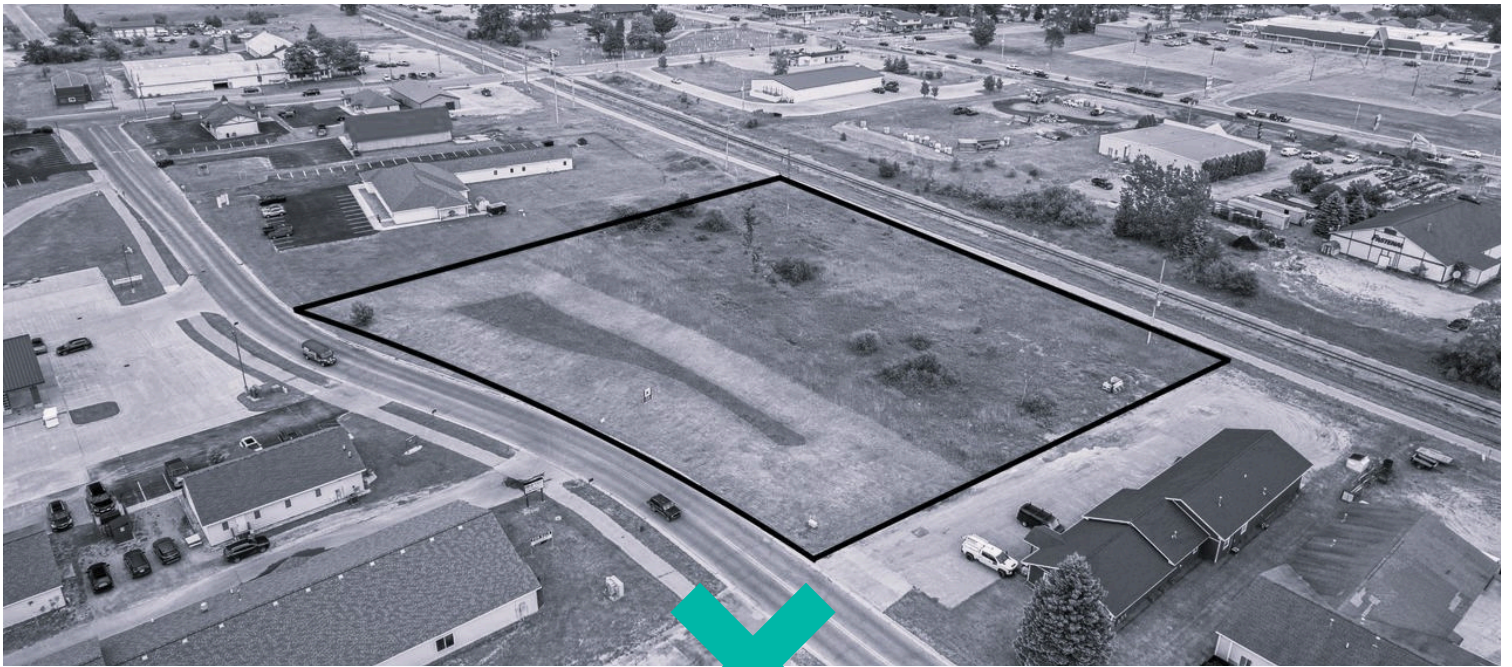
**2.08**  
ACRES

**\$64,904**  
LIST PRICE/ACRE

**\$135,000**  
LIST PRICE



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AVAILABLE AREA	2.08 ACRES
LIST PRICE/ACRE	\$64,904
LIST PRICE	\$135,000

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,800	18,000	24,300
MEDIAN AGE	43	42	43
HOUSEHOLDS	8,864	14,500	19,800
MEDIAN INCOME	\$55,500	\$60,100	\$62,100



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# AERIAL MAPS

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# LISTING IMAGES

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# CONTACT

**MOXIE IS READY TO MOVE YOU FORWARD.**



# MOXIE

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