

Shovel Ready Industrial Land

4258 S Corinne, Canton, MI 48188



FOR SALE

OFFERING SUMMARY

Sale Price:	\$120,000
Lot Size:	0.26 Acres
Parcel No:	71 133 01 0148 300
Zoning:	LI (Light Industrial)

PROPERTY HIGHLIGHTS

- Shovel ready 0.26-acre site with usable yard area
- Approved site plan for 1,600 SF light industrial building
- Flexible layout suitable for a variety of uses
- Outdoor storage capability
- Light industrial zoning district allows a broad range of uses
- Strong access to major roads and regional connectivity

Charlie Koenn

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PROPERTY DESCRIPTION

Introducing a versatile light industrial "shovel-ready" land development opportunity in the heart of Canton.

Situated on approximately 0.26 acres, the property has utilities to the site and is approved for a $\pm 1,600$ square foot building ideally suited for a wide range of permitted uses within the light industrial zoning district.

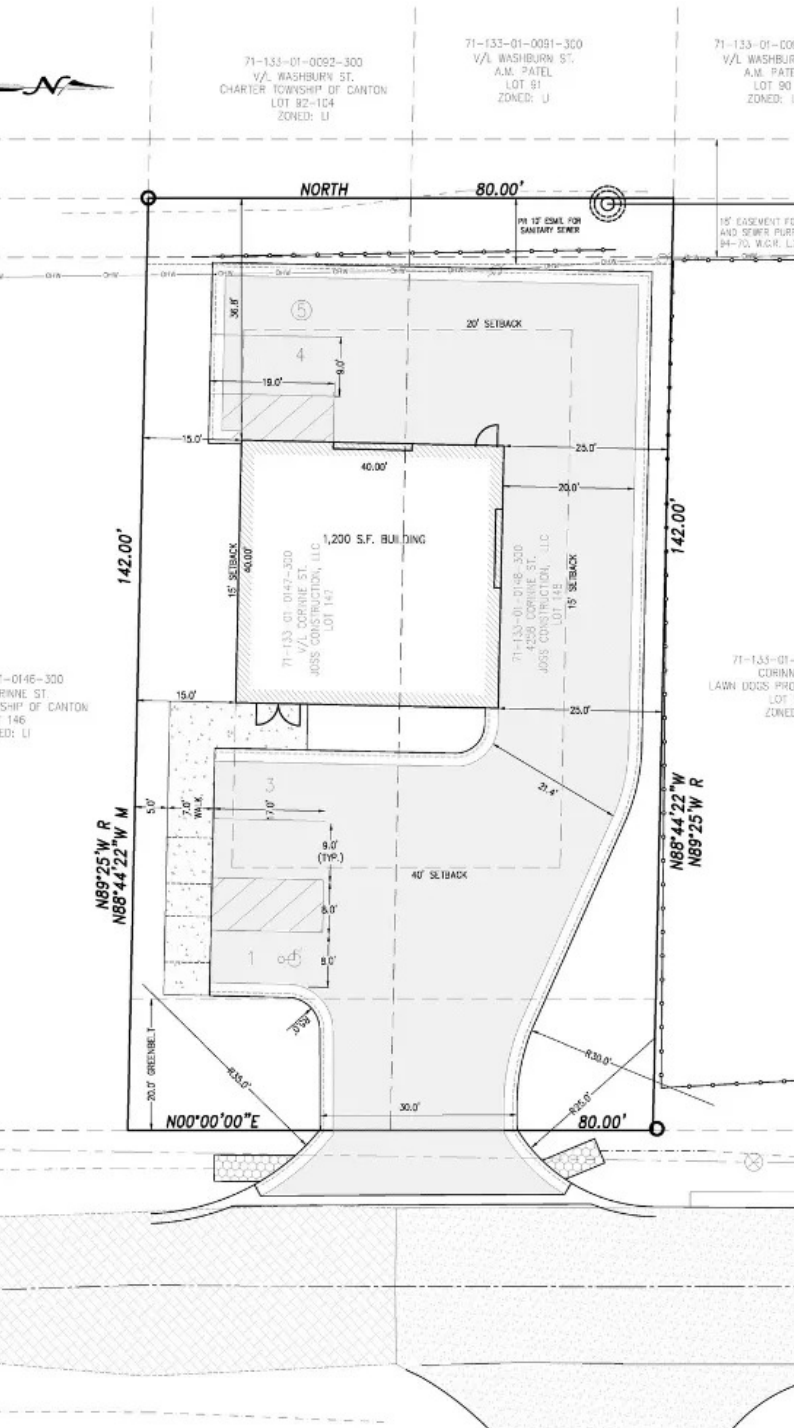
The site provides excellent flexibility for service-based businesses, light manufacturing, storage, distribution, and other industrial users seeking efficient space with the added benefit of outdoor yard capability.

Conveniently located with strong access to major roadways, the property supports seamless day-to-day operations, logistics, and customer access.

Contact Ryan direct at 734-812-6238. Owner is licensed real estate agent.

LOCATION DESCRIPTION

Located in Canton Township, the property offers convenient access to major transportation routes serving western Wayne County and Southeast Michigan. The site is positioned near Michigan Avenue, I-275, and other key commercial and industrial corridors, providing efficient connections to Ann Arbor, Detroit, Detroit Metropolitan Airport, and surrounding communities. The location is well suited for industrial, service, contractor, storage, and distribution users seeking accessibility within the Canton market.



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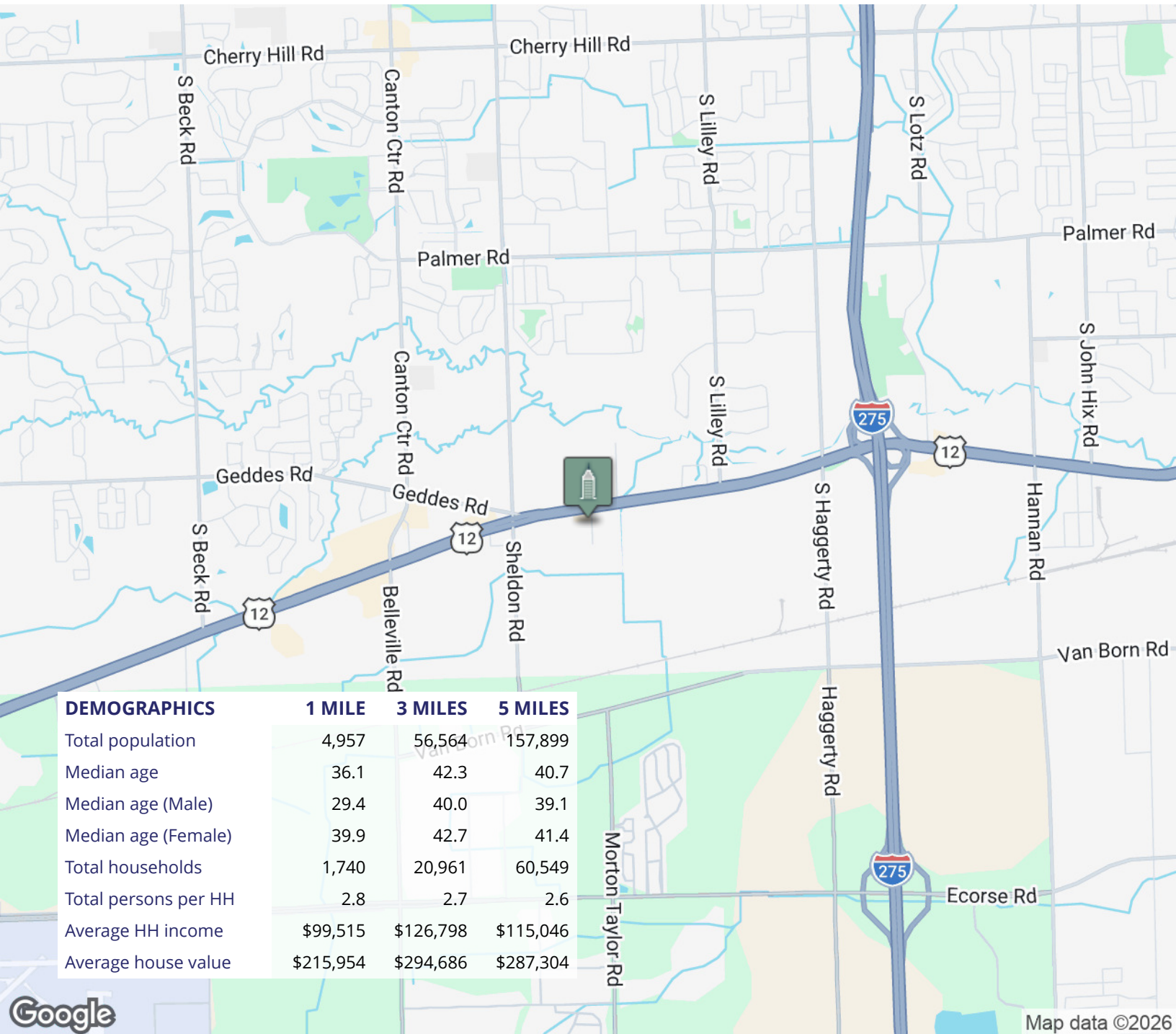
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