

# FOR SALE

## \$449,000

# 3980 PINE GROVE AVENUE

FORT GRATIOT, MI 48059

3,680 SF BUILDING | ±1.32 ACRES | HIGHLY VISIBLE LOCATION



### PROPERTY HIGHLIGHTS



**HIGHLY VISIBLE CORNER LOCATION**  
Frontage on busy Pine Grove Avenue (M-25) and Krafft Road



**3,680 SF BUILDING**  
Flexible layout suitable for a variety of commercial uses



**±1.32 ACRES**  
Ample parking and outdoor space



**EASY ACCESS & GREAT EXPOSURE**  
Prime location in the heart of Fort Gratiot's commercial corridor



**GREAT OPPORTUNITY**  
Ideal for owner-user or investor

### PRIME COMMERCIAL OPPORTUNITY

This well-located 3,680 SF commercial building sits on approximately 1.32 acres at the signalized corner of Pine Grove Avenue (M-25) and Krafft Road. The property offers excellent visibility, easy access, and plenty of on-site parking. The versatile building is well-suited for retail, office, medical, showroom, or service-related businesses.

**OFFERED FOR SALE AT \$449,000**



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