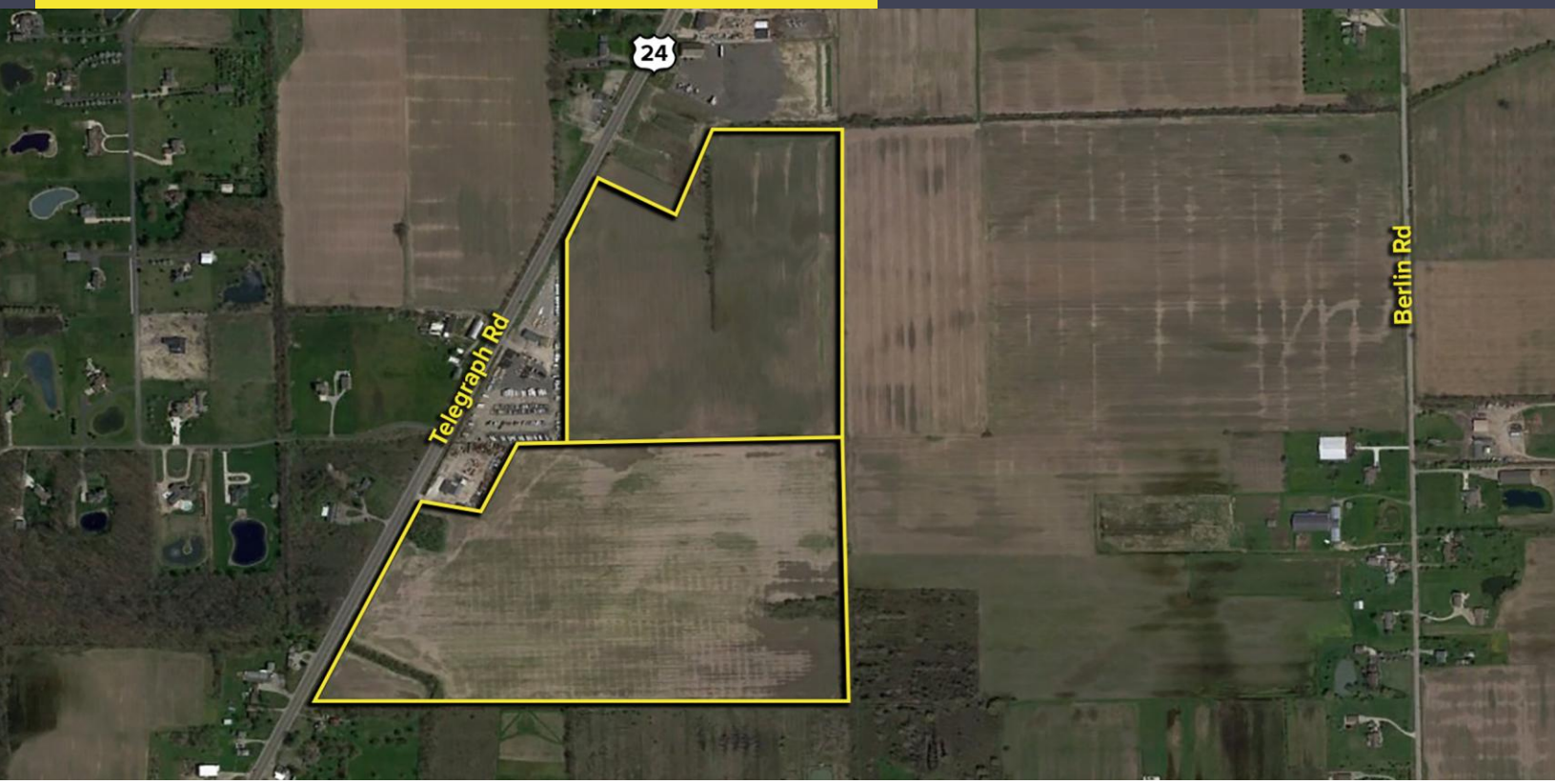
0 TELEGRAPH ROAD
CARLETON, MI 48117 (MONROE CO.)

VACANT LAND FOR SALE
104 Acres Available

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT SITE



GENERAL INFORMATION

Sale Price:	$ 3,120,000 ($30,000 per acre)
Acreage:	104 ± AC
Closest Cross Street:	Carleton Rockwood Rd./ Ready Rd.
County:	Monroe
Township:	Ash Township
Zoning:	C-3 Heavy Comm. District - 500’ of depth AG – remainder of parcel
Topography:	Flat
Rail:	No



For more information, please contact:

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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0 Telegraph Road, Carleton, MI 48117

Vacant Land For Sale

104 Acres AVAILABLE

PROPERTY DESCRIPTION	
Environmental Report:	No
Drainage:	Good
Improvements:	None
Restrictions:	None
Sign on Property:	Yes
Adjacent Land	
North:	C-2 & C-3 – Heavy Comm. Dist.
South:	AG/C-3 – Heavy Comm. Dist.
East:	AG
West:	Telegraph Rd. Commercial District

STRATEGIC PARTNERS

Click on the interactive links below to visit each website:

MONROE COUNTY BDC BUSINESS DEVELOPMENT CORP

DRP Detroit Regional Partnership

MONROE COUNTY

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UTILITIES	
Electric:	DTE Energy
Gas:	Michigan Gas
Water:	Ash Twp. 12” E. side of Telegraph Rd.
Sanitary:	None
Fiber Service:	Comcast & Charter Communications

2022 REAL ESTATE TAXES

	ACRES	PARCEL NUMBER	SUMMER TAXES	WINTER TAXES	TOTAL TAXES
0 Telegraph Road	64.2 – Ash Twp.	5801-013-024-00	$1,535.45	$1,964.77	$3,500.22
0 Telegraph Road	39.5 – Ash Twp.	5801-013-017-01	$775.40	$992.19	$1,767.59

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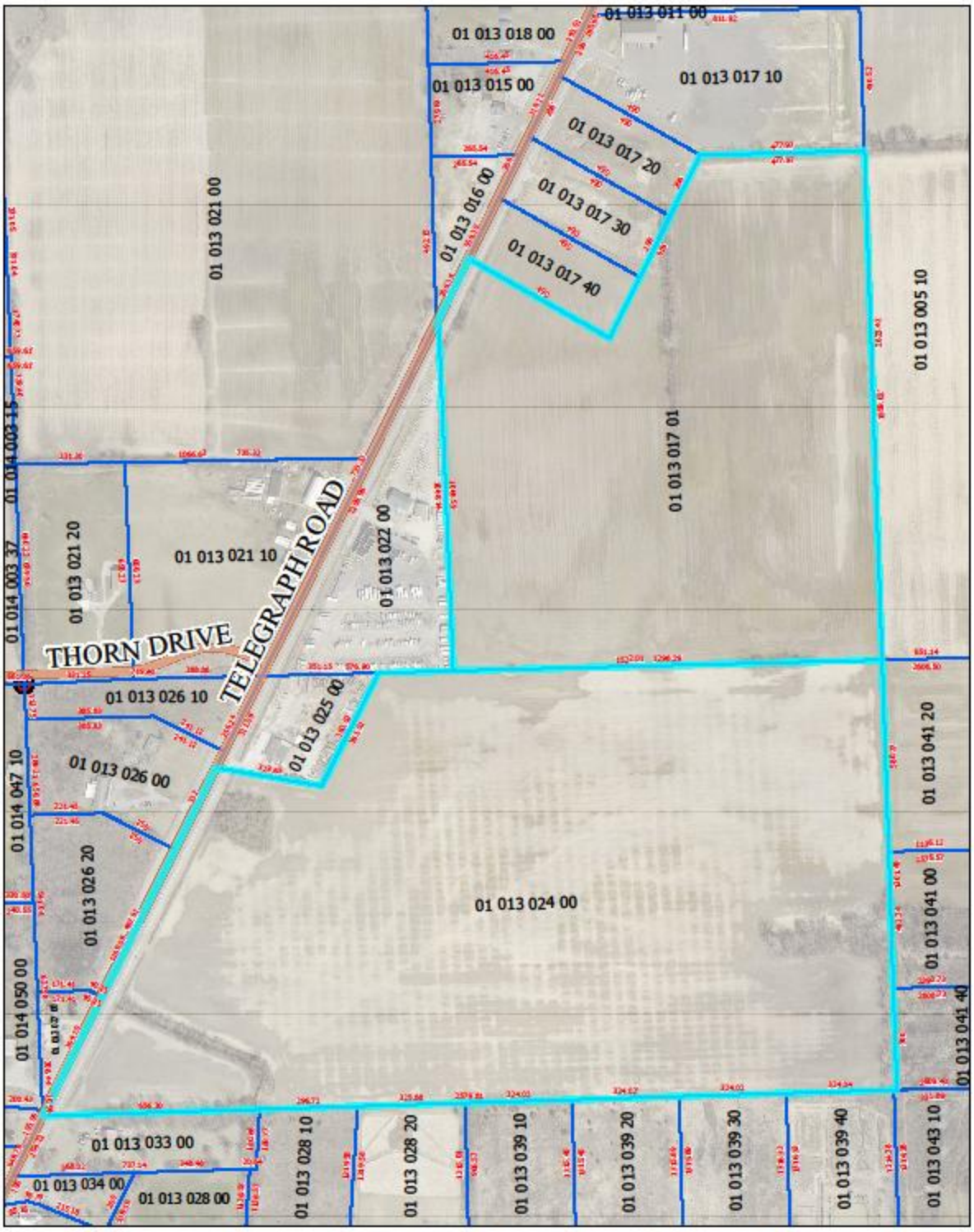
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104 Acres AVAILABLE

GIS Map



Mapping provided by: Monroe County Community Planning and Engagement ©2023

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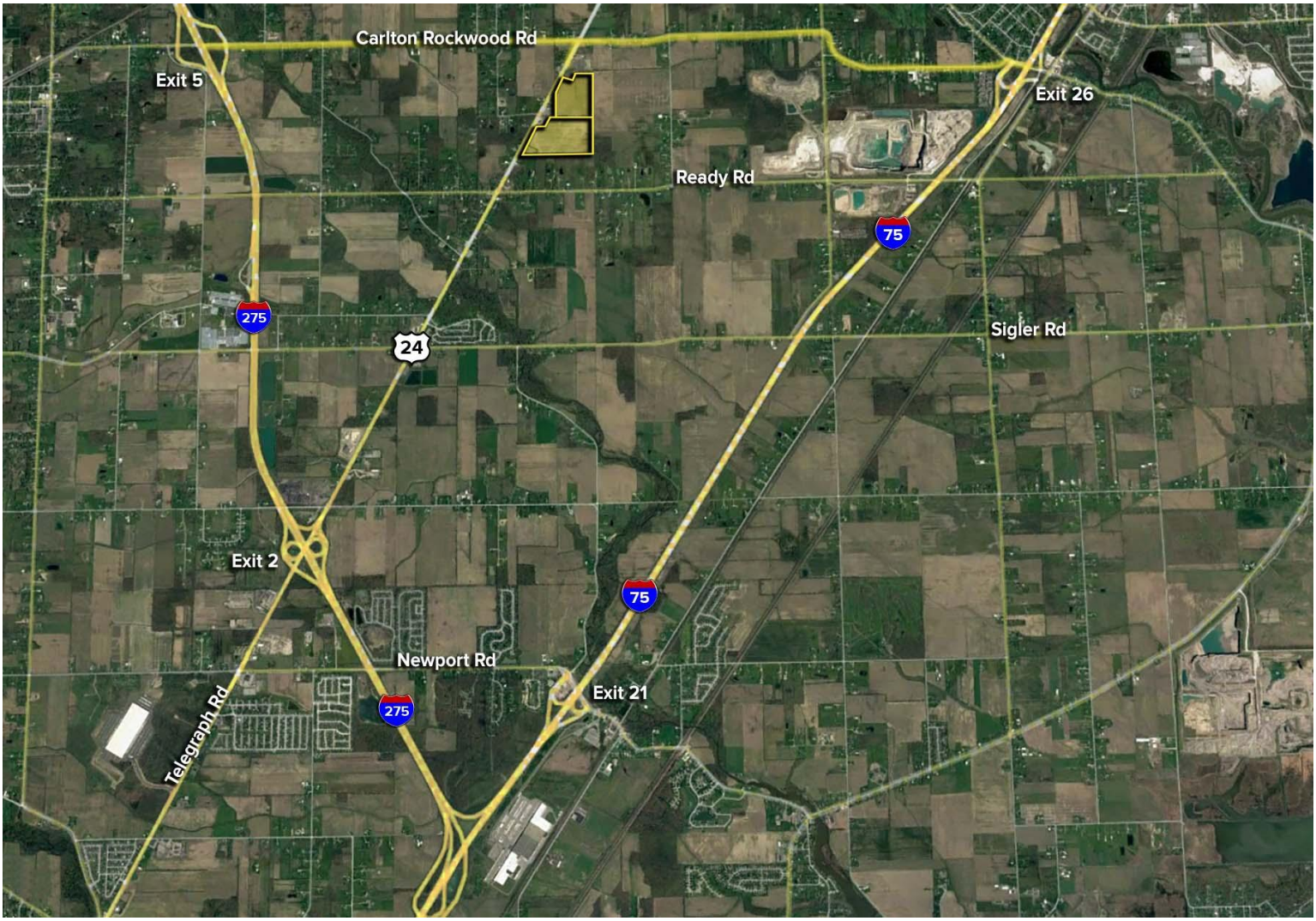
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Vacant Land For Sale

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Transportation Network Map



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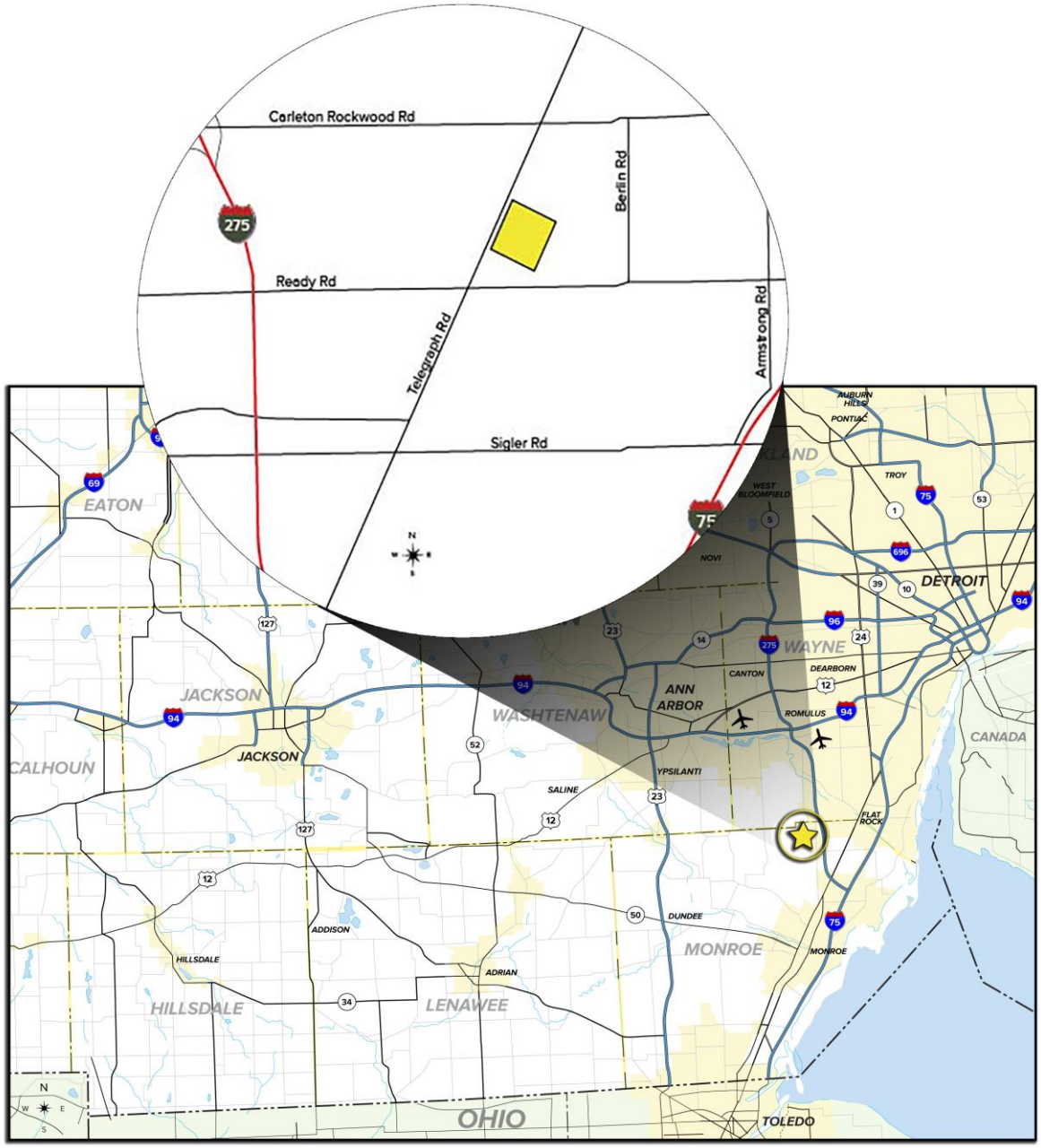
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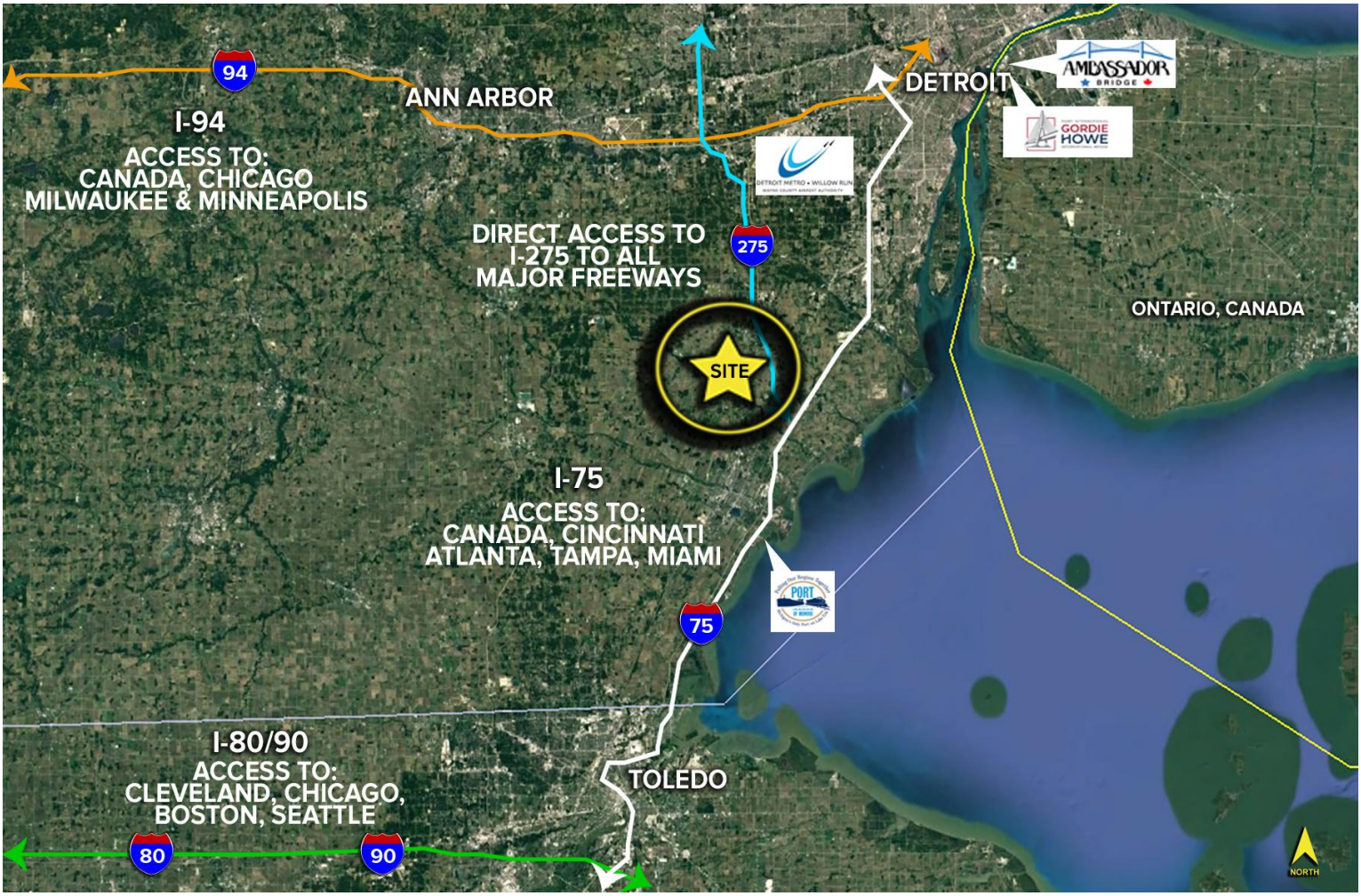
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