Anton, Sowerby & Associates
Commercial Real Estate Services

LAND FOR REDEVELOPMENT
FOR SALE
96 NB Gratiot Ave., Mount Clemens

OFFERING SUMMARY

Offering Price	~~$495,000~~ Now $395,000
Price per SF	$10.54
Sale Terms	Cash, CTMN
Taxes	$7,187
Site Size	37,462 SF
Zoning	CB
Existing Building Size	3,200 SF
Year Built	1970

PROPERTY OVERVIEW

Downtown riverfront redevelopment opportunity on .86(+/-) acre. Existing 3,200 SF building currently onsite. Possibilities are endless with all the current and planned changes and redevelopment projects happening in Mount Clemens!

PROPERTY HIGHLIGHTS

- One block from Macomb County Court & County buildings
- Walking distance to downtown dining, shopping, entertainment and residential
- Zoned Central Business
- Open floor plan on existing building allows for many uses
- Adjacent to recently constructed Edison Crossing Apartments

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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal without notice