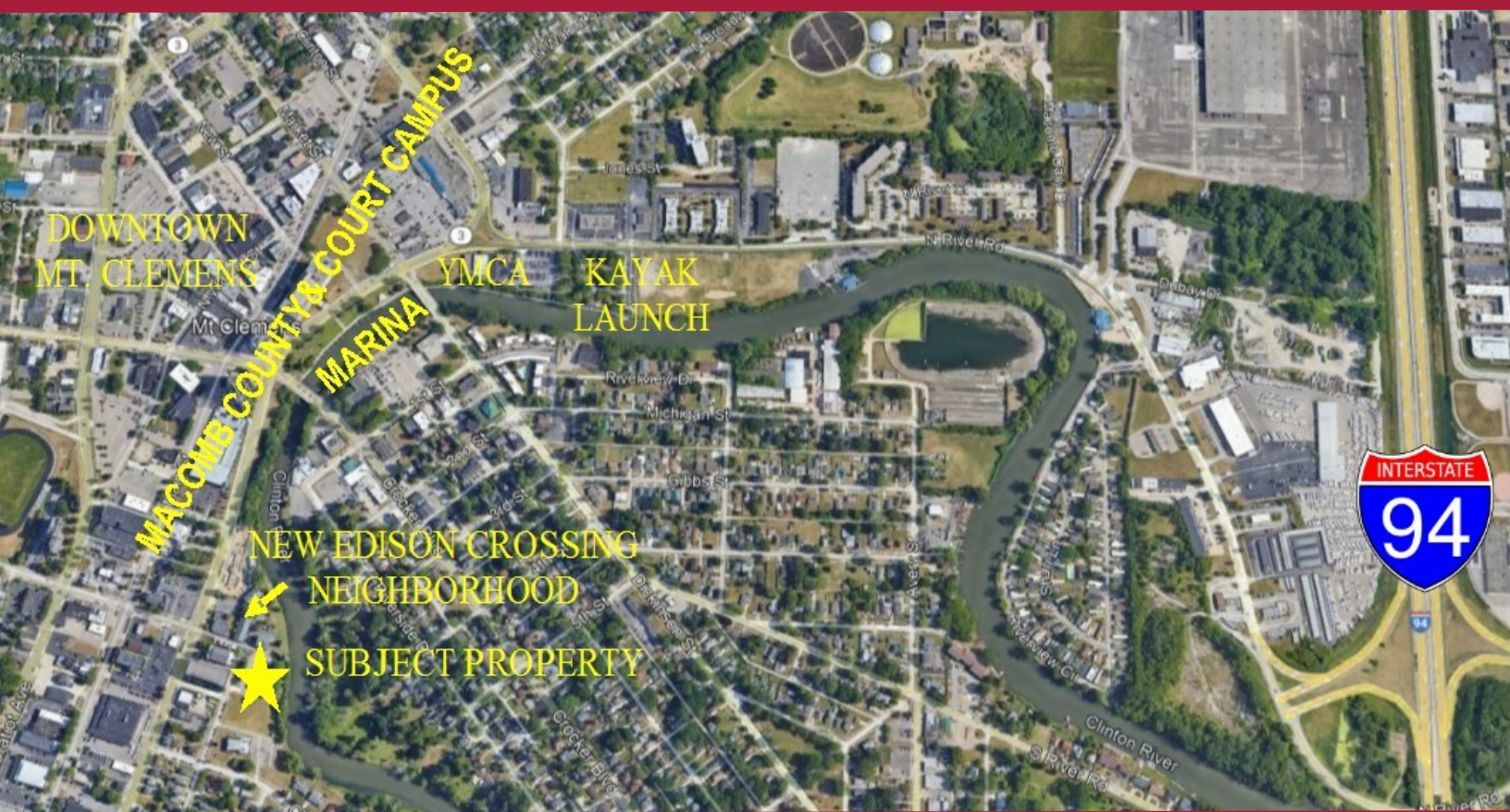




ANTON, SOWERBY & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

VACANT LAND FOR SALE

96 NB Gratiot Ave., Mt. Clemens



OFFERING SUMMARY

Sale Price \$595,000.00

Price per SF \$15.88

Sale Terms Cash, CTNM

Taxes \$6,827

Available SF 700 SF

Total SF 3,200 SF

Site size SF 37,462 SF

Parking On-site

Zoning CB

PROPERTY OVERVIEW

Waterfront redevelopment opportunity. .86(+/-) acre downtown, riverfront location with on-site. Please contact listing agent for more information.

PROPERTY HIGHLIGHTS

- ◆ One block from Macomb Court and County buildings
- ◆ Walking distance to downtown dining, entertainment & shopping
- ◆ Zoned for central business and approved for residential high rise - See potential concept drawing
- ◆ Adjacent to newly constructed Edison Crossing Neighborhood



Anton, Sowerby & Associates
79 Macomb Place
Mount Clemens, MI 48043
586-469-8888
www.anton-sowerby.com



LISTING AGENT:

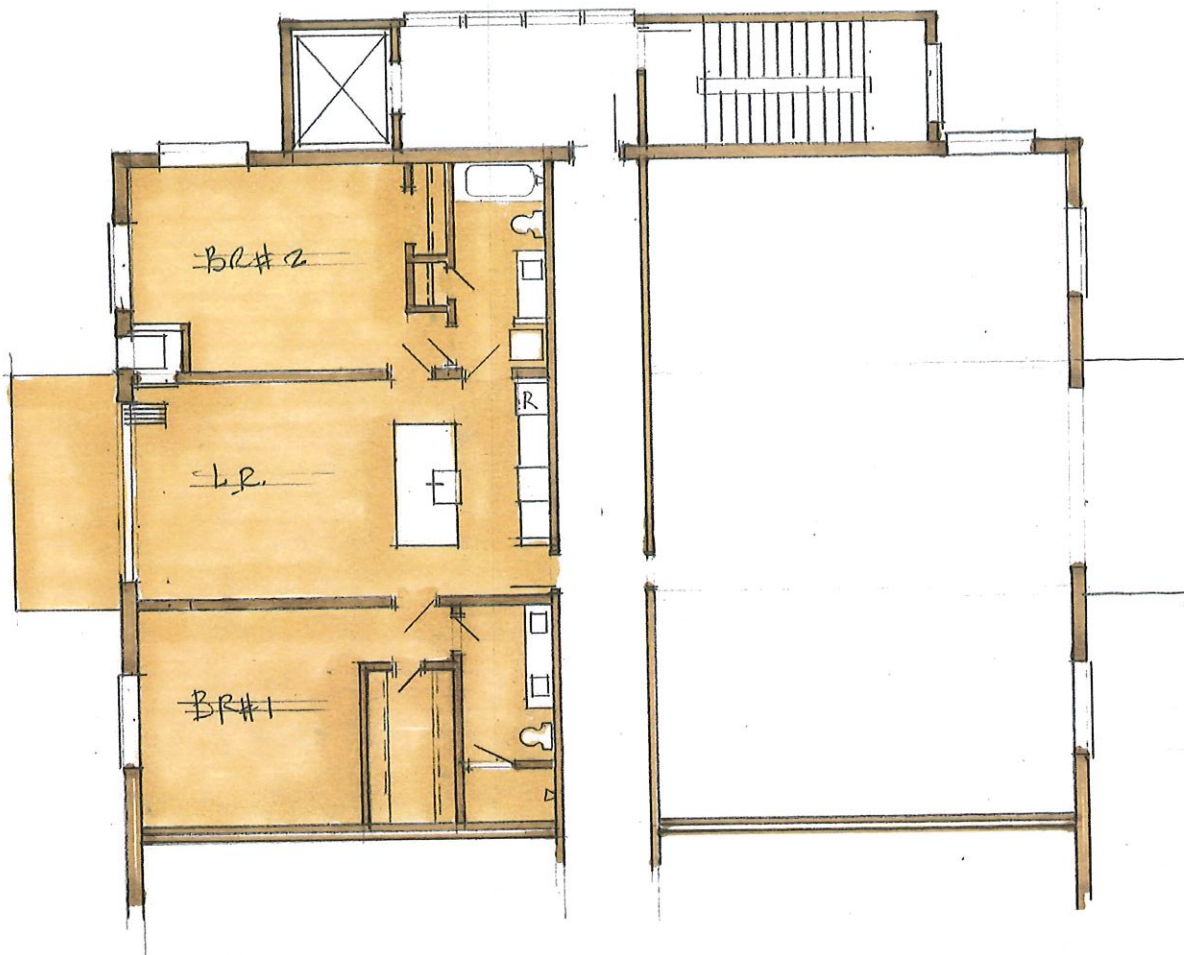
Jim Ketchum

Direct Dial 586-300-6122

jketchum@anton-sowerby.com

River Lofts Phase III
96 NB Gratiot Ave
Mount Clemens, MI 48043

36 Residential Lofts
1400 SF 2 BR/ 2 Bath
50 Car Garage Parking
12 Exterior Guest Parking

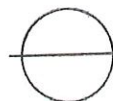


River Lofts Phase III

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 NORTH ELEVATION
SCALE 1" = 20'



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CLINTON
RIVER

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