

LAND For Sale

Location: 141 Groesbeck Highway
Side of Street: West
City: Mt. Clemens, MI
Cross Streets: Cass Avenue
County: Macomb

Acres:	3.00 - 16.00	Improvements:	N/A
Zoning:	Commercial, L-I	Dimensions:	Irregular

UTILITIES

Sanitary Sewer:	Yes	Gas:	No
Storm Sewer:	No	Outside Storage:	No
Water:	Yes	Rail Siding:	No

ADJACENT LAND

North:	Commercial	East:	Industrial
South:	Commercial	West:	Residential

PRICING INFORMATION

Asking Price:	\$1,350,000.00	Parcel #:	See comments
Per Acre:		Assessor Number:	N/A
Per SqFt :		Taxes:	\$9,361.83 (2024/25)
Terms:	Cash		

TRAFFIC INFORMATION

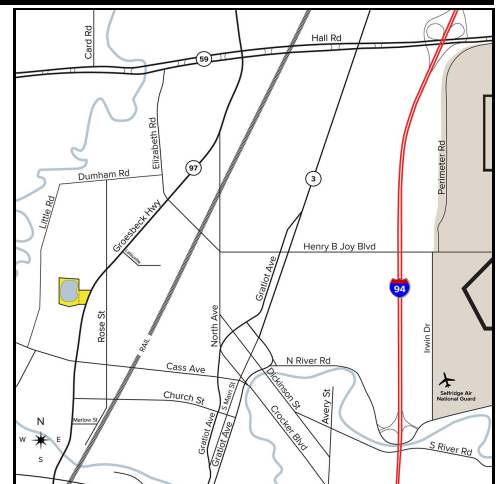
Yr: 2025	Count: 35,432	Groesbeck Hwy. N. of Cass Ave.
Yr: 2025	Count: 45,618	Groesbeck Hwy. S. of Cass Ave.
Yr: 2025	Count: 32,789	Cass Ave. E. of Groesbeck Hwy.
Yr: 2025	Count: 43,227	Cass Ave. W. of Groesbeck Hwy.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	8,500	\$90,848
3 Mile Radius	90,575	\$99,899
5 Mile Radius	244,549	\$105,612

Comments: Rare commercial-zoned parcel on Groesbeck Highway. Possible industrial uses. Approximately 3.3 acres usable portion of property between Groesbeck Highway and the lake. Extensive retaining wall at east end of lake. Existing 1,120 sq. ft. building on site. Portion of the parcel is in Clinton Twp. Property contains existing lake.

Parcel #'s: 11-10-402-004 (Mt. Clemens) and 11-10-401-004 (Clinton Twp.)



Broker: SIGNATURE ASSOCIATES

Agent(s):

John Boyd, (248) 948-0102, jboyd@signatureassociates.com