

DEVELOPMENT OPPORTUNITY DOWNTOWN ALLEGAN, MI

CORNER LOT AT WATER AND CUTLER STREETS



FOR SALE
0.879 Acres

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PROPERTY BROCHURE

Water and Cutler Streets Allegan, MI



PROPERTY INFORMATION



AVAILABLE:
0.879 Acres



SITE:
Flat Paved, Ready
for Development



ZONING:
C1 Central
Business District



CORNER SITE:
Two Curb Cuts



UTILITIES:
Available on
Established Corner



CONVENIENT:
To Center of Town

Prime Downtown Allegan Development Parcel

Located at the intersection of Water Street and Cutler Street, this paved ± 0.88 -acre site is ideally positioned just one block from the Village Market on Monroe Street and steps from the city's vibrant town center.

Allegan is a growing, walkable community with a strong local identity and an expanding commercial base. This parcel sits within a dynamic downtown district that features a mix of locally owned shops, popular restaurants, craft breweries, and coffee houses, offering excellent potential for retail, office, or mixed-use development. The site also benefits from established infrastructure, corner visibility, and convenient access to nearby residential neighborhoods and regional traffic.

With the city of Allegan actively investing in infrastructure, place making initiatives, and an economic goal to attract new housing, now is the time to take advantage of this strategic location. Whether you're envisioning a boutique storefront, professional office, or a community-focused development, this parcel offers the visibility, accessibility, and charm to support long-term success.

SALE PRICE

\$300,000

CASH OR NEW MORTGAGE

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PROPERTY BROCHURE

Water and Cutler Streets Allegan, MI

TAXING AUTHORITY CITY OF ALLEGAN

Parcel Number	51-105-186-00
Acres	0.879
SEV, Taxes, Taxable Value	TBD
Zoning	C1-Central Business District

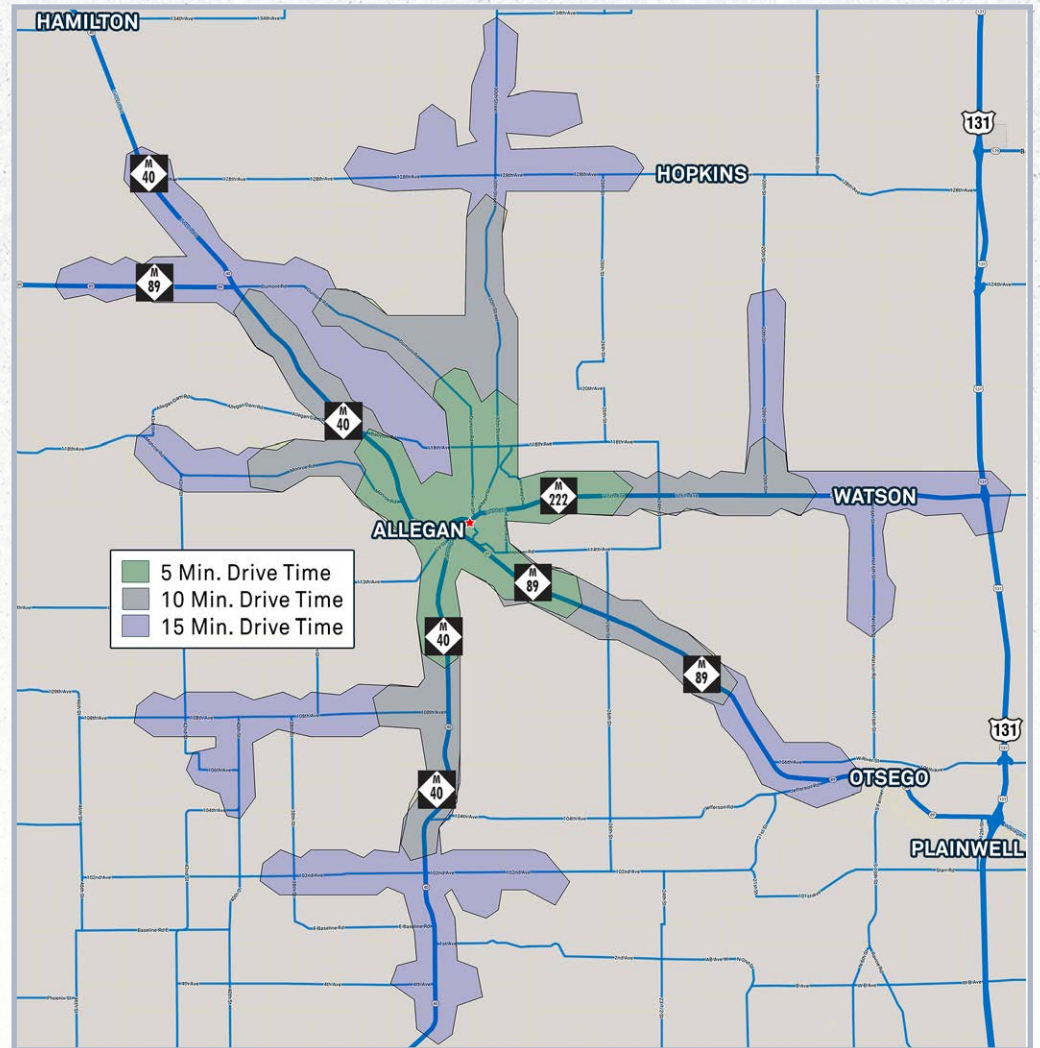
DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile
Population	4,270	9,219	13,906
Households	1,698	3,684	5,478
Household Income	\$69,760	\$81,257	\$89,730

TRAFFIC COUNTS

Monroe St.	2,759 VPD
Water St.	694 VPD
Cutler St.	232 VPD

DRIVE TIME MAP



AREA INFORMATION

Walking Distance
to Downtown Allegan

3 Minute Walk
to Village Market

1 Mile
to Perrigo Manufacturing Facilities

Convenient
to downtown and neighborhoods