

PRICE REDUCED!



PILOT PROPERTY GROUP

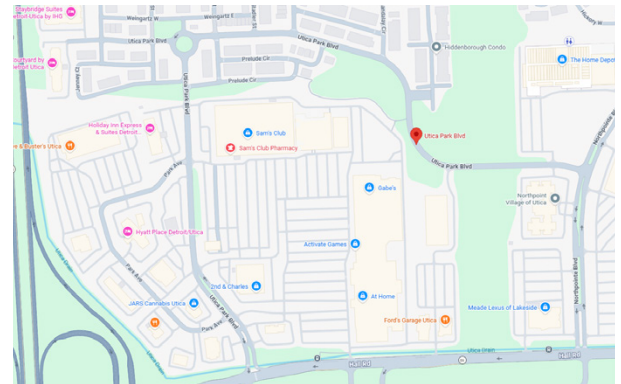
VACANT LAND OFF UTICA PARK BLVD, UTICA, MI 48315

PROPERTY OVERVIEW:

Excellent 1-acre development site ideally located just minutes from the highly traveled M-53 and M-59 corridors, providing quick access to major retail, restaurants, and surrounding residential communities. This property offers a strong opportunity for builders or developers looking to add new residential product in a desirable and growing area.

The current owner has concept plans for a 6-unit condominium development, presenting a great starting point for a builder looking to move a project forward. Plans would require final approval from the city, allowing a new owner the opportunity to tailor the project to their vision.

Contact Broker for More Details.



Property Type: Vacant Land
 Cross Streets: Near Hall Road and M-53
 Parcel Size: 1 Acres
 Zoning: MXD
 Property Taxes: 2025: \$5,170.95
 Sale Price: ~~\$399,000.00~~ **\$349,000.00**

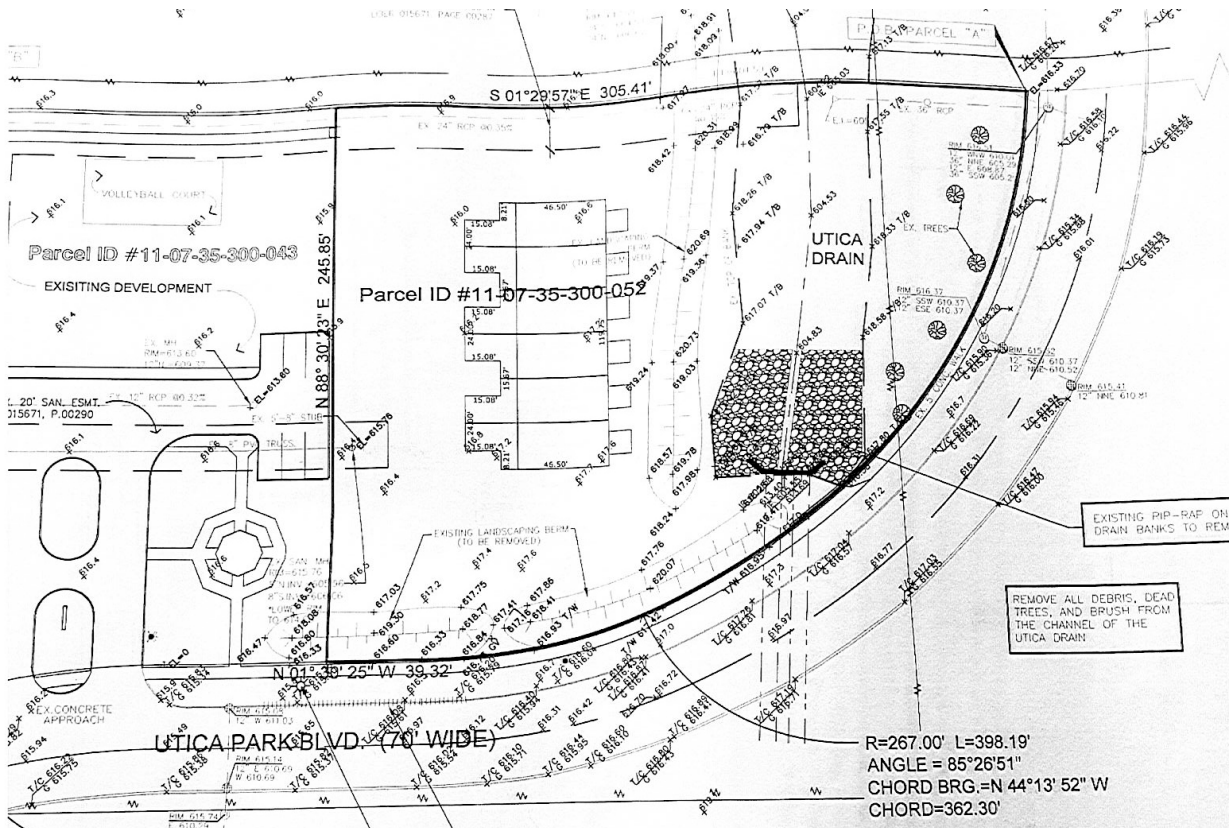
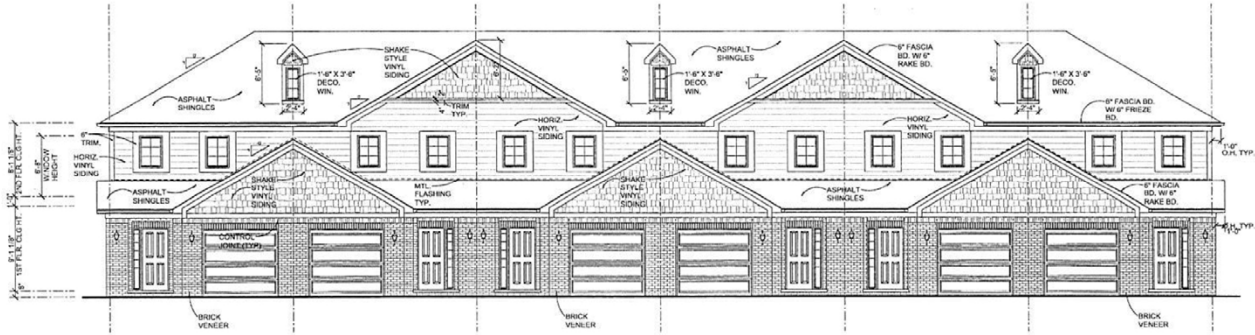
AGENT CONTACT INFO

ALEX TERMINI O: 586.254.0900 x104 • C: 586.291.0499 • alex@pilotpg.com
TONY CAVATAIO O: 586.254.0900 x107 • C: 586.291.6968 • tcavataio@pilotpg.com

Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

CONCEPT PLANS



Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

ADDITIONAL PHOTOS



Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com