



Land | For Sale | 0.49 Acres

**Development Lot on Centre Ave
High Traffic / Excellent Visibility**

**504 W Centre Avenue
Portage, MI 49024**

Overview

Located on a high-traffic commercial corridor in Portage, this .49-acre parcel presents an excellent development opportunity. Currently improved with a house slated for demolition, the zoning is ideal for low-intensity uses serving the convenience shopping and service needs of surrounding residential areas. High visibility and accessibility make this a strategic location. Interior showing of the house will not be permitted prior to contract. Inquire for details!

Sale Price

\$179,000

Derek Wissner
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PROPERTY FEATURES



County:	Kalamazoo
Municipality:	Portage
Total Acres:	0.49 Acres
Lot Dimensions:	130' x 160'
Recommended Use:	Vacant Land
Zoning Code / Description:	B-1 / Local Business
Between Streets:	Shaver and Westcentre Ct.
Street Type:	Paved Public
Utilities Available:	All Public Utilities



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ZONING INFORMATION



B-1 Local Business

This district is designed for low intensity uses that provide convenience shopping and service needs for residents that live in neighboring residential areas. Some allowed uses include restaurants less than 1,500 square feet, retail businesses with a gross land area of 10,000 square feet or less, and offices. This district also is designed to preclude businesses that create nuisances such as excessive traffic, noise, or noxious odors.

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AERIAL PHOTO



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