



609 S 2nd St | Harrisville, MI 48740

SALE PRICE:	\$400,000
LOT SIZE:	1.94 ACRES
BUILDING SIZE:	10,600 SF
YEAR BUILT:	1965
ZONING:	I

PROPERTY OVERVIEW

Well-positioned 10,600 SF light industrial property on 1.94 acres within the City of Harrisville, offered for sale at \$400,000. The building features 16' clear ceiling height and two mezzanines, reception and private office space.

The parcel is classified Industrial-Improved (Class 301) which fits a wide range of users, including contractors, fabricators, distributors, and trades that need functional space and room to operate. Nearly two acres gives you flexibility for outdoor storage, equipment and vehicle parking or future expansion. The site backs up to the Harrisville State Park campground and an adjacent residential area, offering the potential for rezoning to residential or other uses, subject to City approval.

PROPERTY HIGHLIGHTS

- 1.94 acres
- Industrial
- City of Harrisville

DAVID COONROD | Associate | Commercial Realtor | 231.929.2955 | dcoonrod@threewest.com



INDUSTRIAL PROPERTY FOR SALE

609 S 2nd St

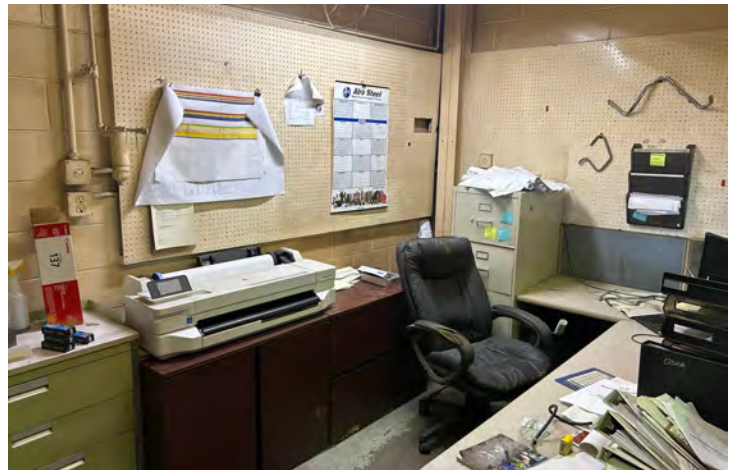


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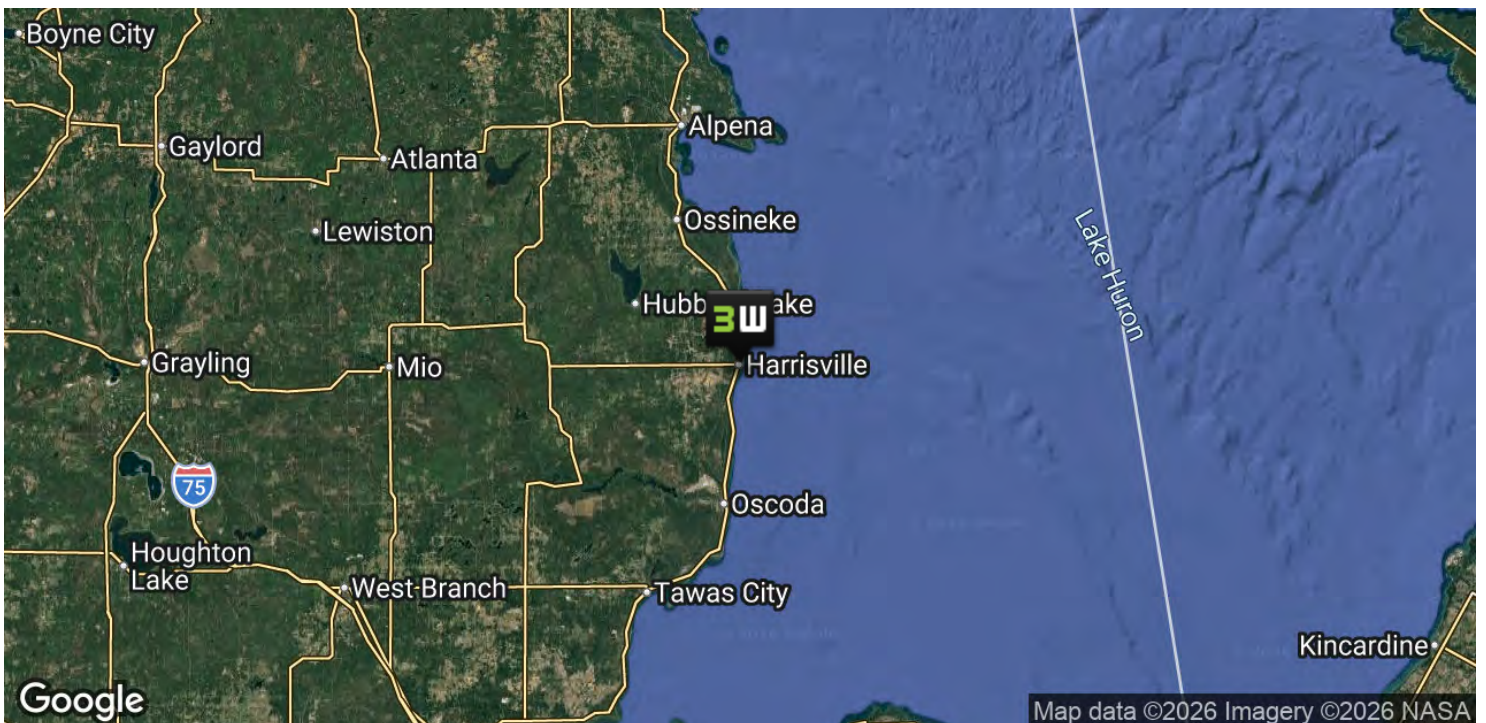
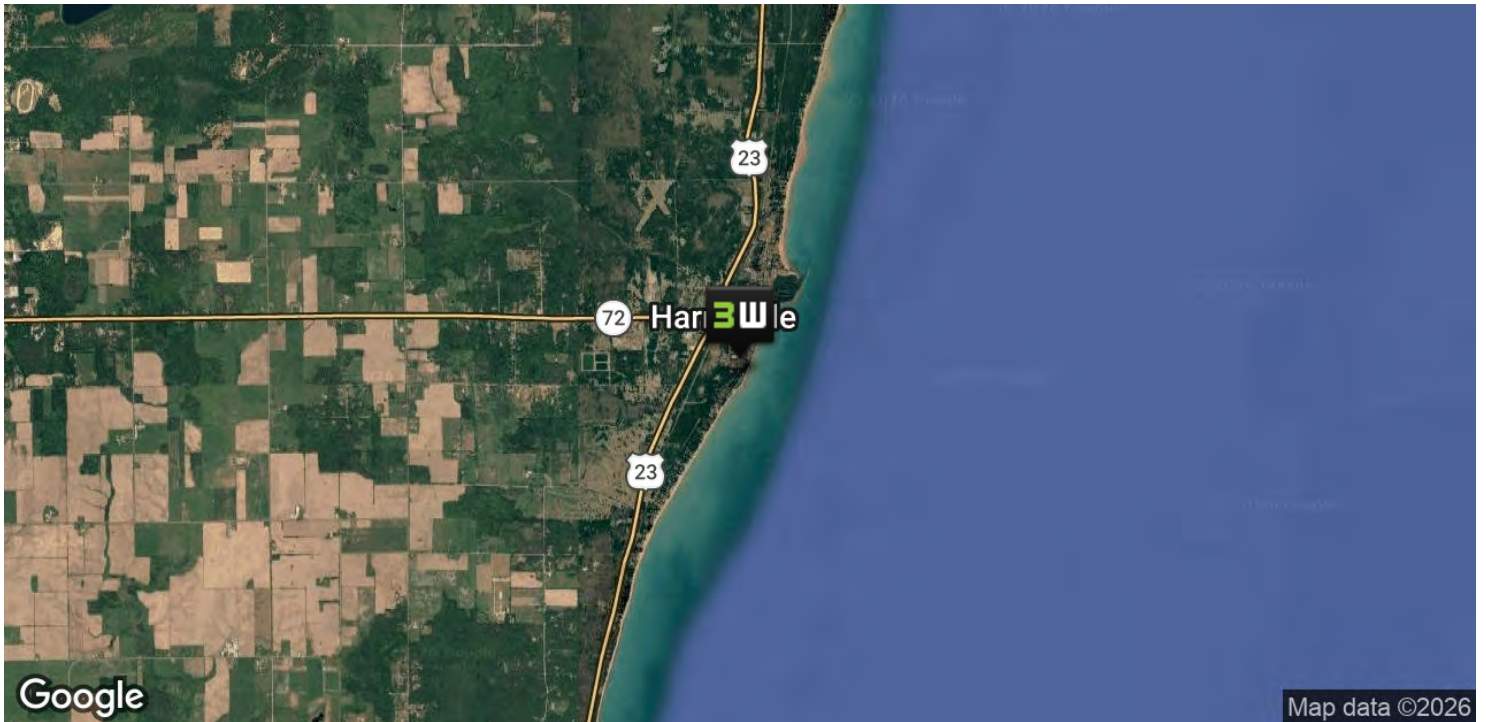
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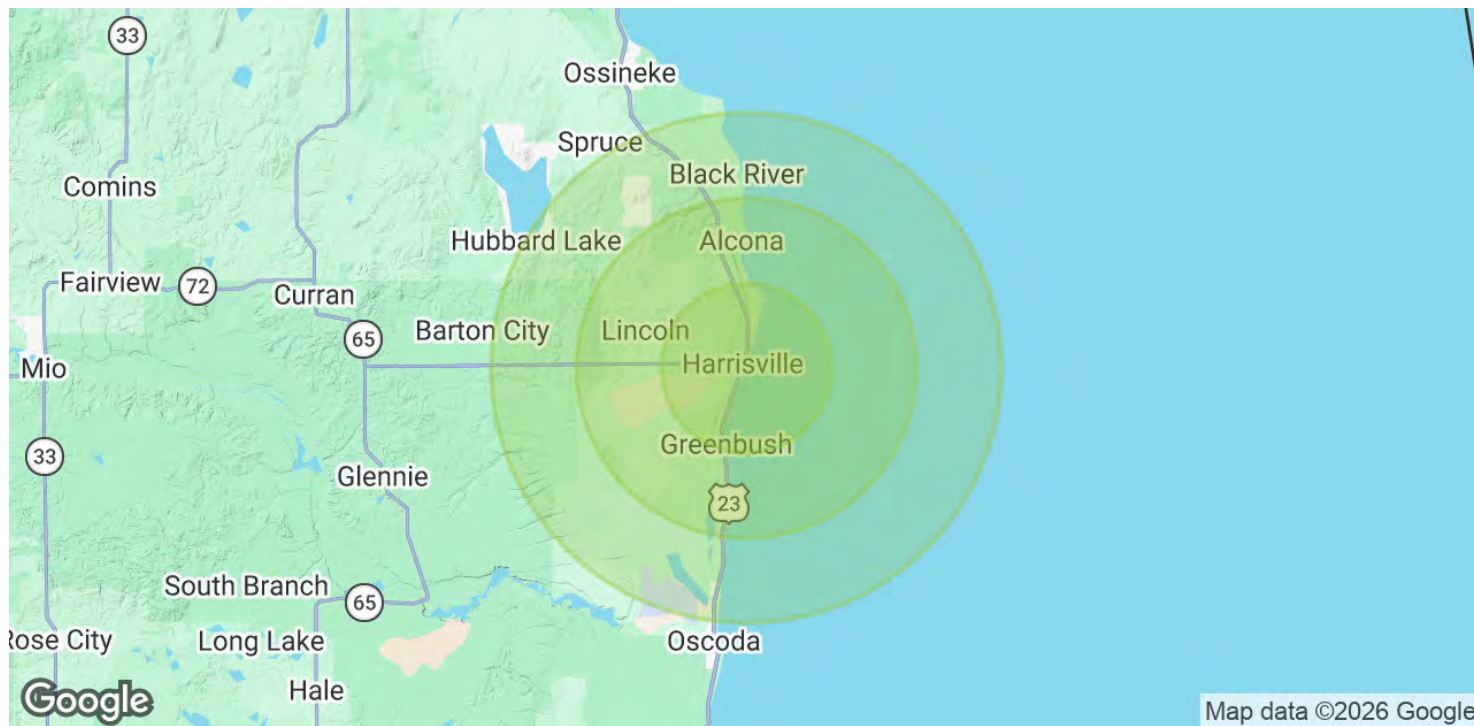
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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	1,749	4,610	12,191
Average Age	59.7	58.0	54.6
Average Age (Male)	59.6	58.1	55.0
Average Age (Female)	60.0	58.0	55.6

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	839	2,229	5,811
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$65,336	\$69,617	\$68,010
Average House Value	\$178,937	\$172,635	\$191,658

2023 American Community Survey (ACS)

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