

# FOR SALE: RESORT CONDO SITE

CHARLEVOIX, MI 49720

GS KHALSA

248.761.3022

gskhalsa@firstcommercial.net



## OFFERING SUMMARY

Sale Price: \$2,100,000

Size: 10.53 Acres

## LOCATION OVERVIEW

- Lake Charlevoix, MI - 36 resort condo site for sale
- Located directly off US Highway 31
- Ready to build - all utilities and roads in place
- Numerous recreational facilities and activities nearby:
  - Four beaches within 15 minute drive (Depot, Ferry, Michigan, and McSaubia)
  - Both Lake Charlevoix and Lake Michigan within 15 minute drive
  - Nearby boat launches, less than 15 minute drive
  - Country Club and community swimming pool nearby
  - During winter months, Boyne City Skiing Resort nearby
- Existing condos between Fairway #6 & #7 under separate management
- Ideal for vacation escape or full-time residence

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,186	3,093	4,377
Total Population	1,445	4,132	6,089
Average HH Income	\$43,834	\$46,972	\$51,489

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**FIRST COMMERCIAL**  
REALTY & DEVELOPMENT COMPANY, INC.

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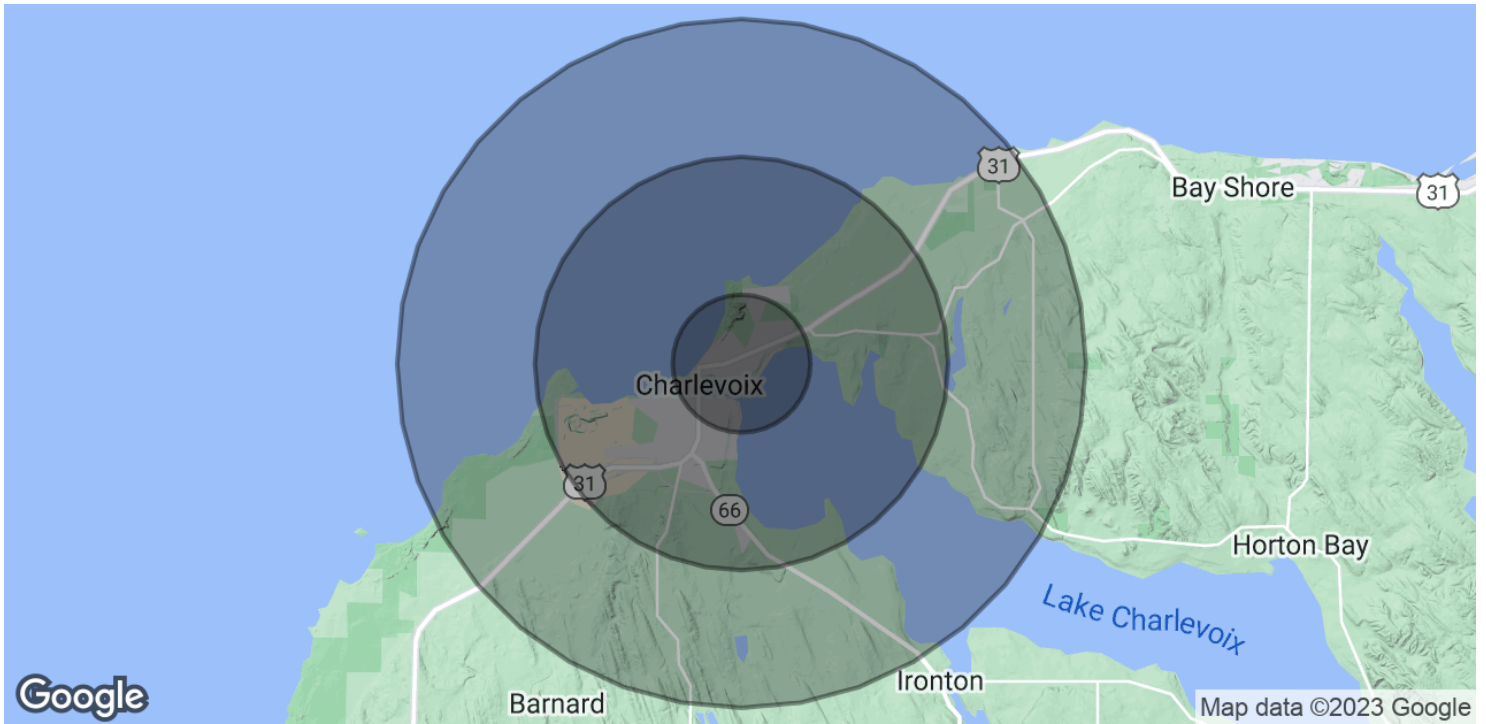
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,445	4,132	6,089
Average Age	50.2	46.8	49.0
Average Age (Male)	51.2	47.3	49.3
Average Age (Female)	47.1	44.4	47.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,186	3,093	4,377
# of Persons per HH	1.2	1.3	1.4
Average HH Income	\$43,834	\$46,972	\$51,489
Average House Value	\$194,180	\$204,272	\$221,113

\* Demographic data derived from 2020 ACS - US Census

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