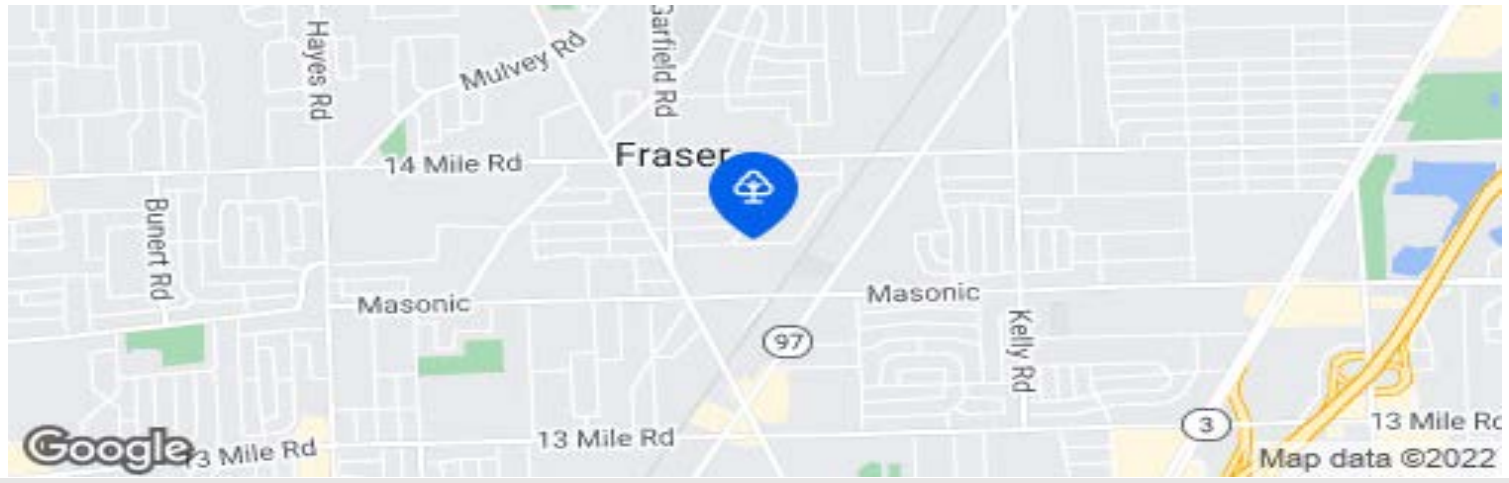
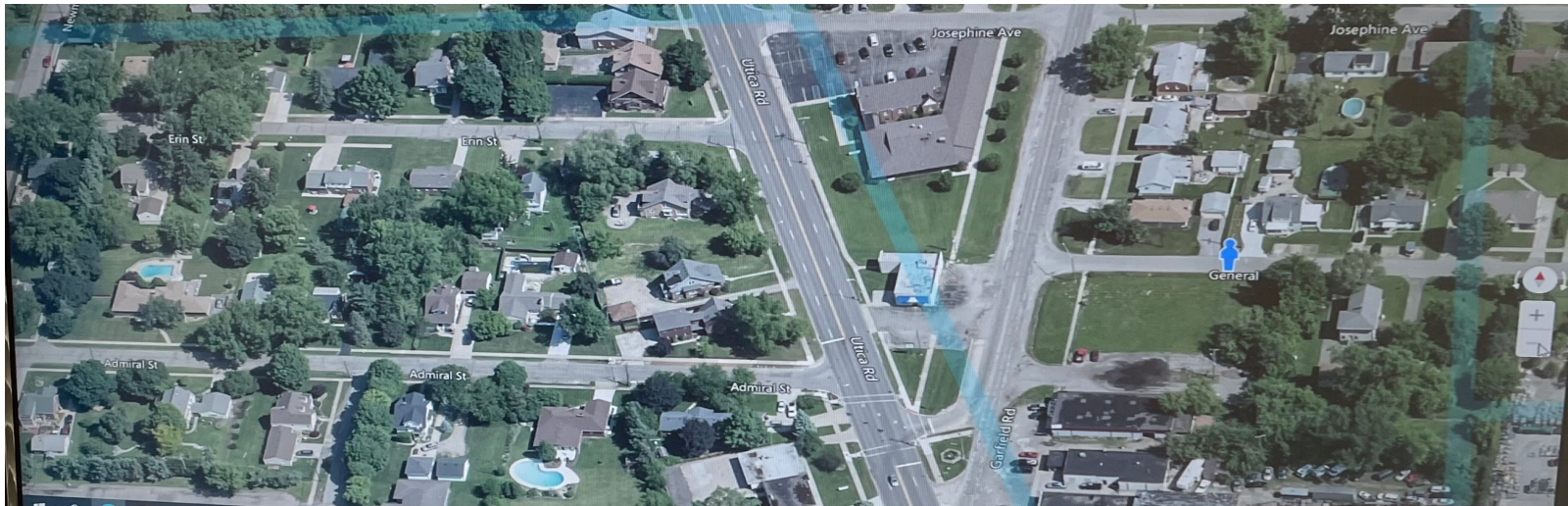




FOR SALE

Lot 44, 0000 Utica Road, Fraser, MI 48026



RAYMOND MODAD
586-665-7391

CONTACT US

RAYMO REALTY, INC
1485 Groesbeck Hwy, Ste A,
Fraser, MI 48026,

FOR SALE

Legal Description: Steffens Addition Lot 44 Also 1/2 VAC ADJ ALLEY.L2 P108.
CITY OF FRASER

PROPERTY DETAILS

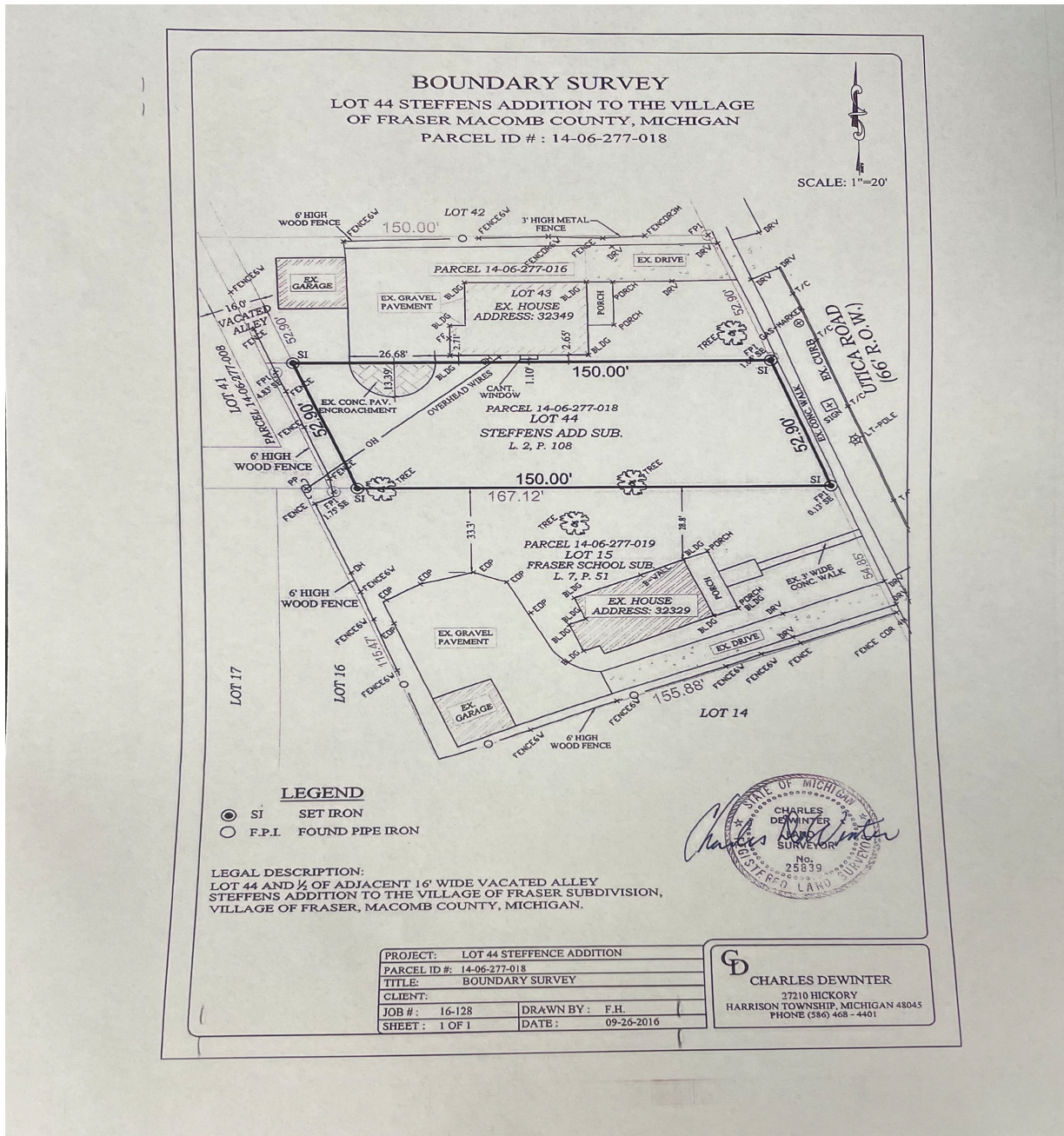
Location:	0 Utica Road Fraser, MI 48026
Property Type:	Vacant Land
Sale Price:	\$35,000
Property Taxes:	\$780
Lot Size:	.20 AC
Lot Dimensions:	53 x 150
Zoning:	CN - Commercial
Contact:	Raymond Modad (586) 665-7391

HIGHLIGHTS

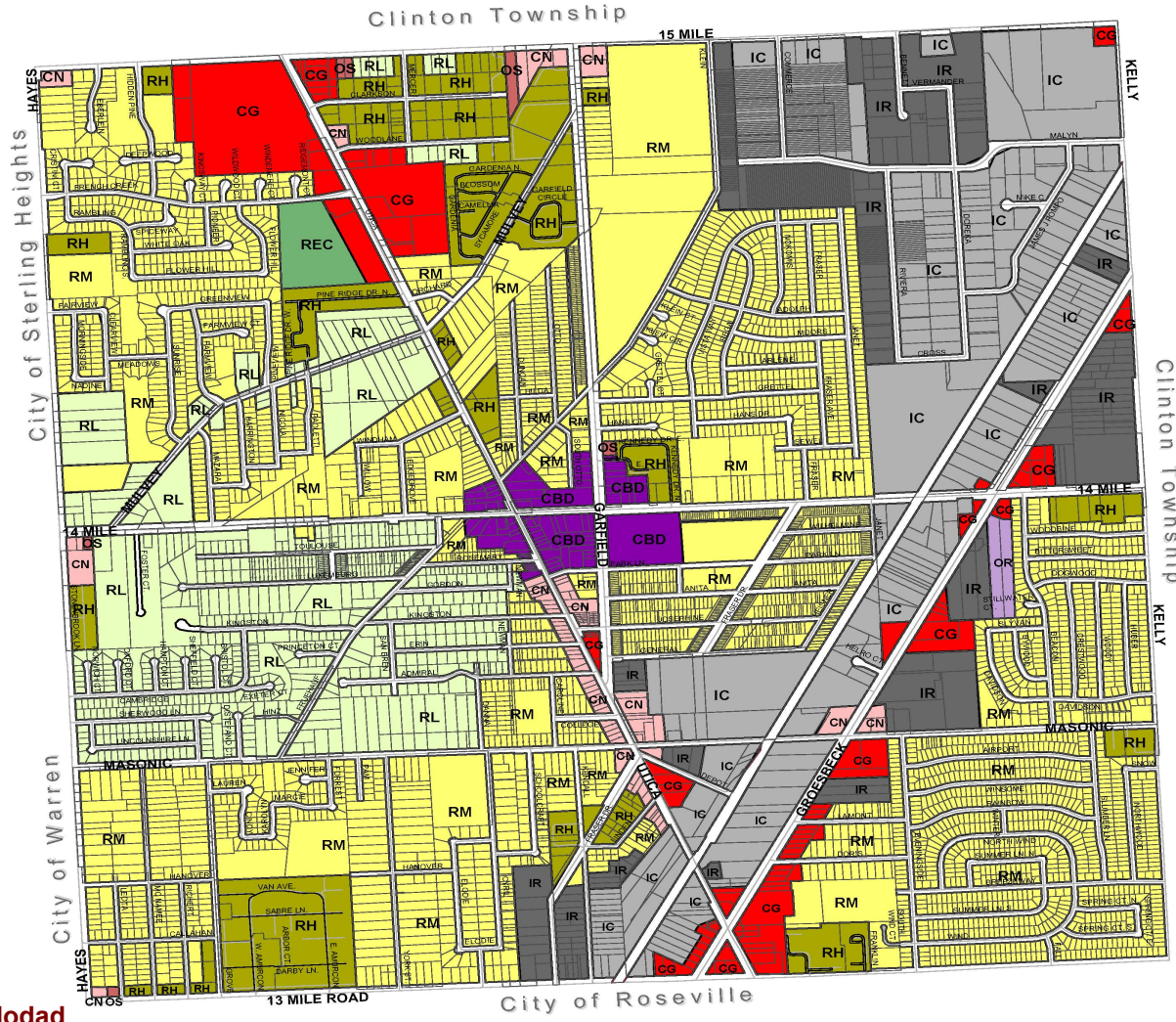
-
- **Vacant Land on Utica Road**
 - **Many commercial uses approved**
 - **Excellent traffic count**
 - **Land improvements include city water, sewer hookup at street, storm sewer, electric,gas, curb, paved sidewalks and street. Lot is currently zoned COMMERCIAL however, city is willing to entertain option to re-zone as a RESIDENTIAL building lot.**

SURVEY

Raymond Modad
(586) 665-7391



ZONING



- REC - RECREATIONAL
- RL - RESIDENTIAL LOW - ONE FAMILY
- RH - RESIDENTIAL HIGH - MULTIPLE
- RM - RESIDENTIAL MEDIUM - ONE FAMILY
- COMMERCIAL NEIGHBORHOOD
- COMMUNITY BUSINESS DISTRICT
- CG - COMMERCIAL GENERAL
- OS - OFFICE SERVICE
- OR - OFFICE RESEARCH
- IR - INDUSTRIAL - RESTRICTED
- IC - INDUSTRIAL - CONTROLLED

Raymond Modad
 (586) 665-7391

ZONING MAP

City of Fraser
 Macomb County Michigan



RE-ADOPTED 12 / 12 / 96
 EFFECTIVE DATE 12 / 26 / 96
 As Amended Thru: July 2006

Prepared By: City of Fraser Planning Commission
 Adopted By: City of Fraser City Council

