

CLAUDIA SHAMO



COMMERCIAL®

2 ACRE VACANT LAND OPPORTUNITY APPROVED FOR 24 CONDO UNITS

30801 UTICA RD., ROSEVILLE, MI 48066

Excellent Investment Opportunity to build 24 Condo Units or Multi Family Apartment Bldgs on this beautiful 2 acre lot in Roseville with Fraser Schools! Site Plan was previously approved for 24 condo units which includes: 2 bedrooms, 1 1/2 baths, 1,080 sq ft, and a carport. 2 Parcels included in sale: 14-08-102-014 & 14-08-102-015. Combined Lot Size 196 x 496 x 182 x 428. Currently zoned B-1. Vacant Lot with many possibilities. Seller to include previous plans with sale. Buyers agent to verify all information. Priced to sell!



\$299,900

Please Contact Listing Broker Claudia Shamo for more information.
586.822.8211 or email claudia_shamo@yahoo.com

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APPROVED FOR 24 CONDO UNITS**

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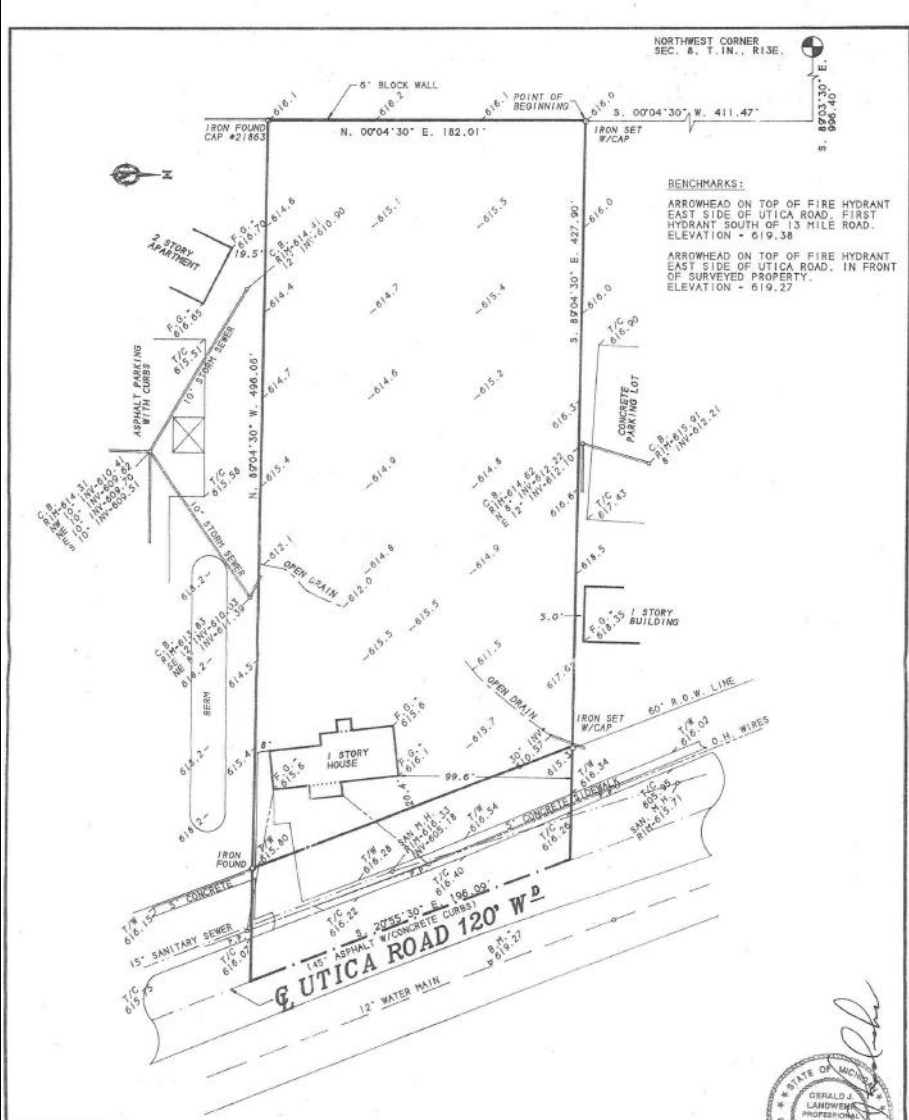


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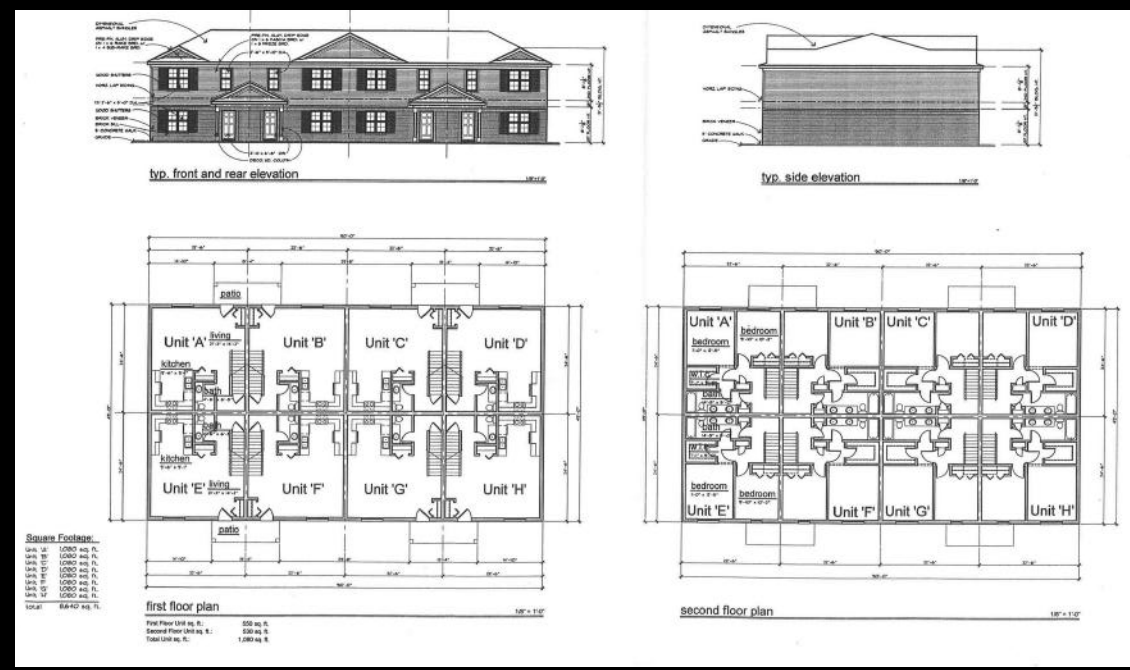
SURVEY, ELEVATION, & FLOOR PLANS 30801 UTICA RD., ROSEVILLE, MI 48066



LEGAL DESCRIPTION:
Part of the Northwest 1/4 of Section 8, T. 1 N., R. 13 E., City of Roseville, Macomb County, Michigan being more particularly described as follows: Beginning at a point a distance of 996.40 feet S. 89°03'30" E. and 411.47 feet S. 00°04'30" W. from the Northwest corner of said Section 8; thence S. 89°04'30" W. 427.90 feet; thence S. 20°55'30" E. 196.09 feet; thence N. 89°04'30" W. 496.06 feet; thence N. 00°04'30" E. 182.01 feet to the point of beginning.



REVISIONS		JOB DESCRIPTION:	Landwehr & Associates	
DATE	REMARKS	ARCHITECTURAL SURVEY	MORTGAGES & LAND SURVEYING 30050 MOULIN WARREN, MI 48088 (586) 751-0274 • FAX: (586) 751-5723	
		FOR:	DATE MAY 25, 2005	JOB NO. LI39-05
		3HOREPOINTE BUILDING 42657 Garfield Road, Ste. 2168 Clinton Twp., MI 48036 Phone: (586) 416-4160	SCALE 1" = 50'	
			FIELD BY K.N. & D.M.	CHECKED
			DRAWN BY K.N.	SHEET 01 OF 01



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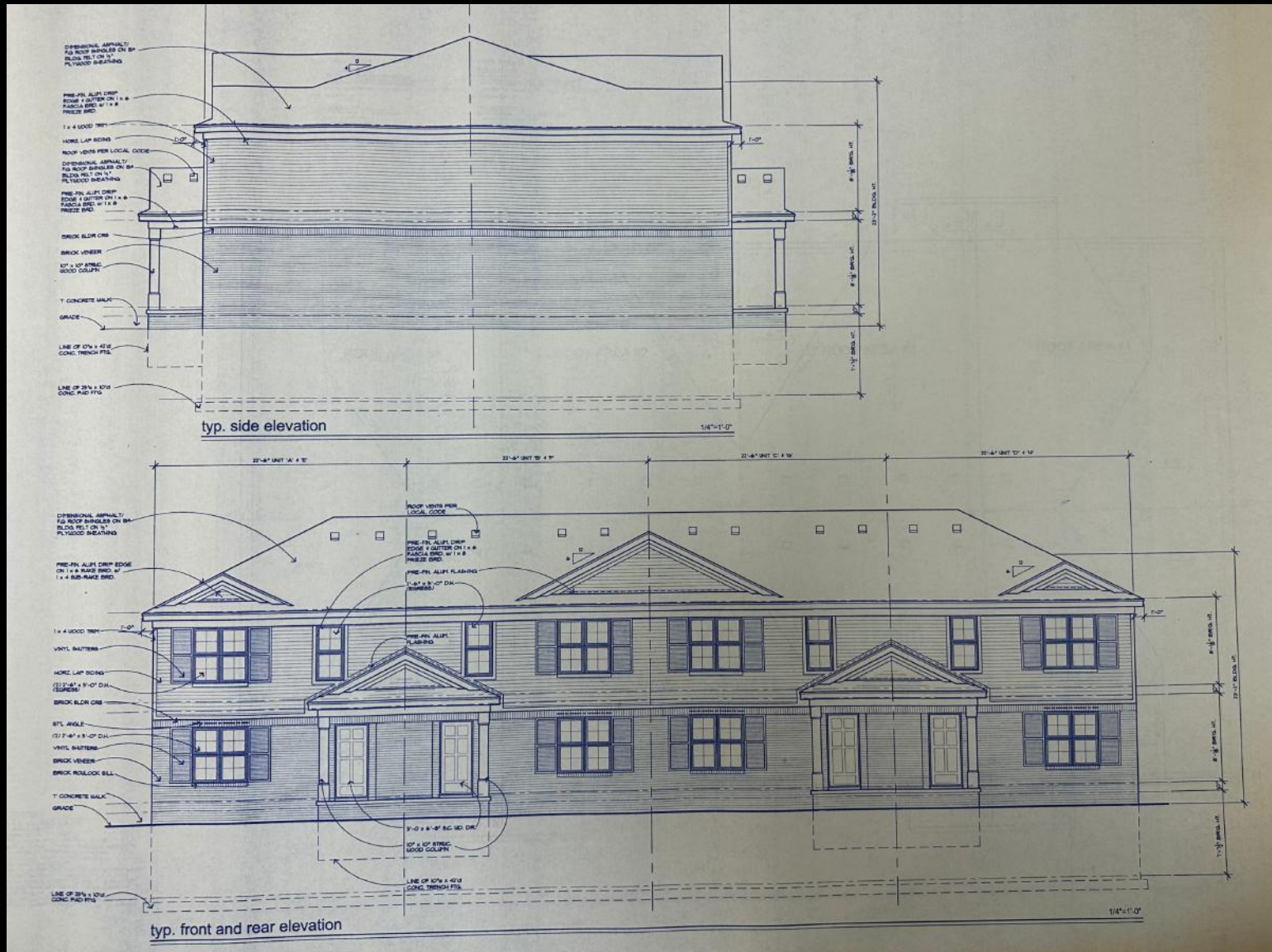


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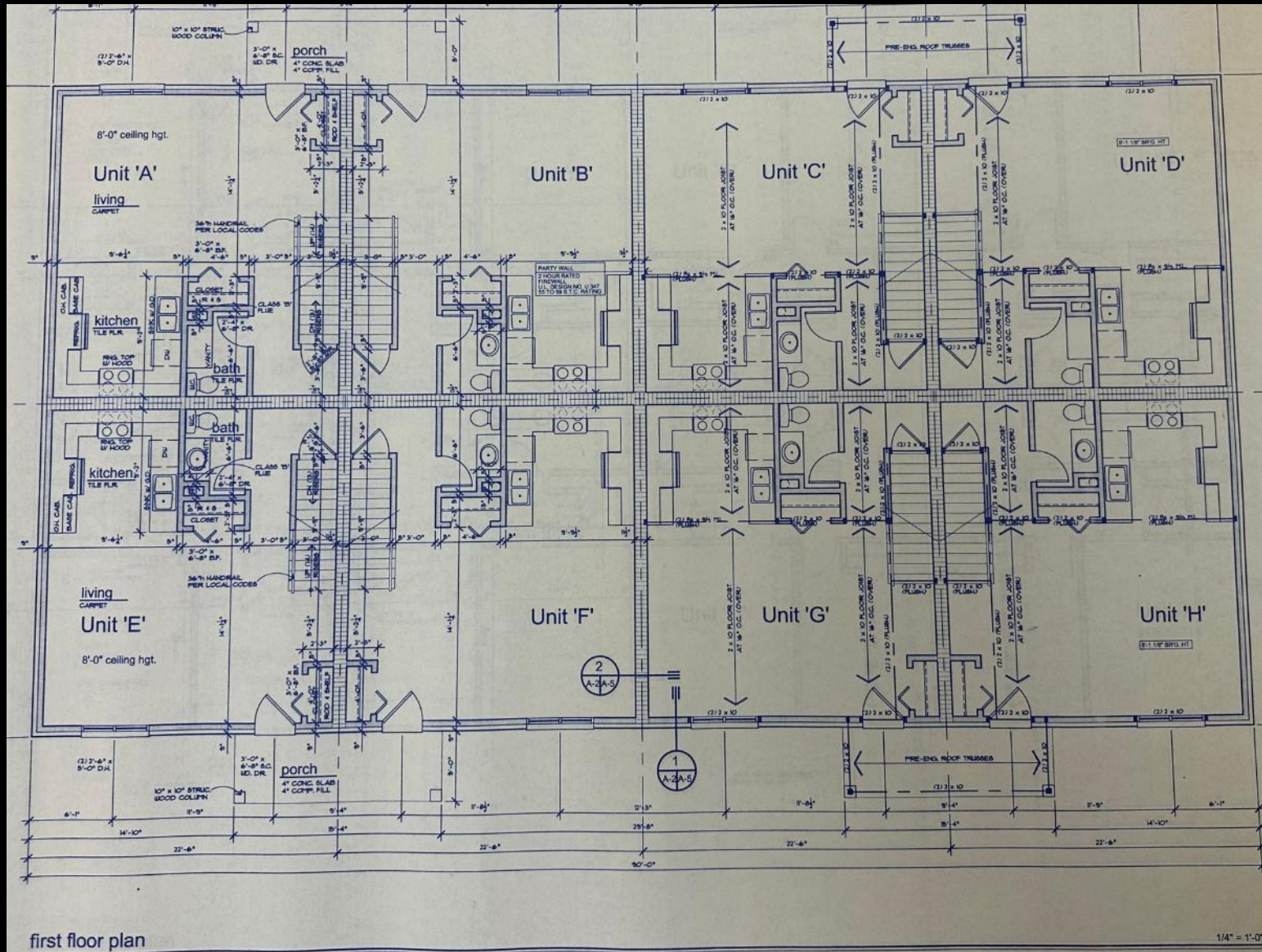
FRONT AND REAR ELEVATION



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FIRST FLOOR PLAN



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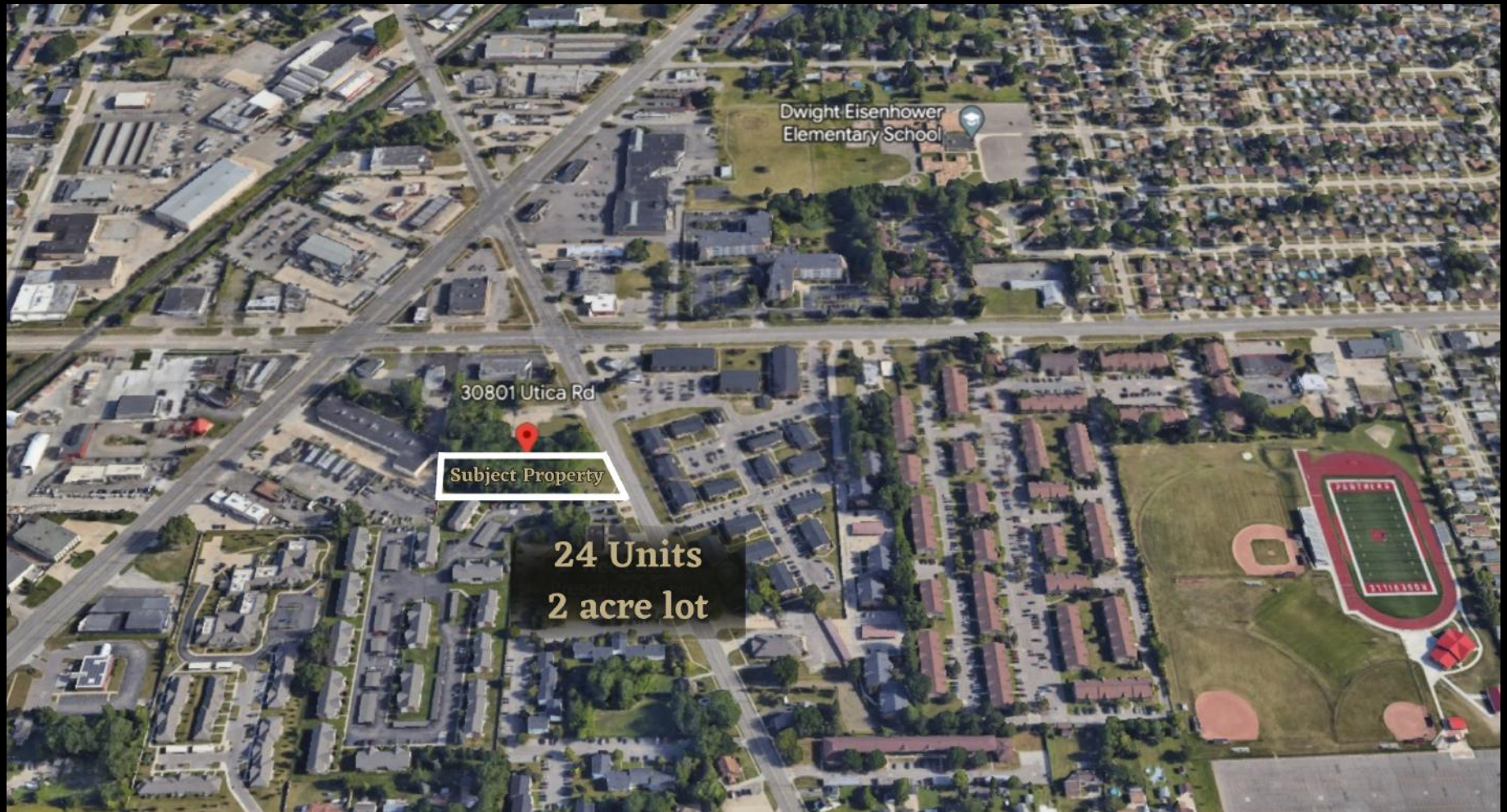
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