



Colliers



Asking Price:

\$500,000

CONTACT US

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**Colliers West Michigan**

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FOR SALE

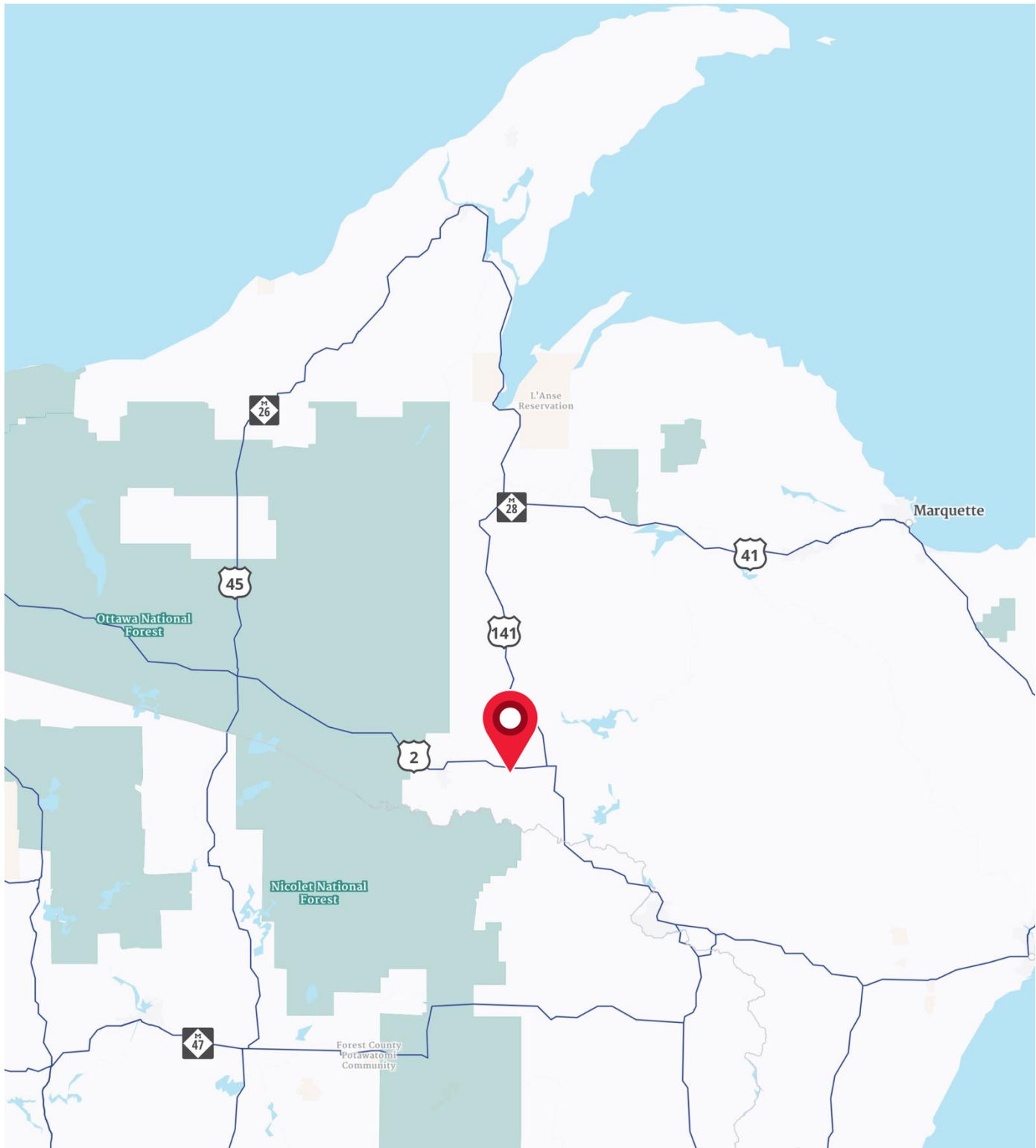
# 2261 US-2 Crystal Falls, MI

13,940 SF Industrial Property with Expansion Opportunity

## Property Highlights

- 15.95 Acre Site
  - Building 1: 4,860 SF
  - Building 2: 4,080 SF
  - Building 3: 5,000 SF
- Up to 14' Clear Height
- (5) Drive-In Loading Doors
- Excellent Proximity to US Hwy 2
- Zoned AG, Residential
- Located in Iron County
- Property Taxes (2025): \$14,089.31
- Parcel Number: 002-279-006-10

## Location Map



*This Deed shall contain the following restriction: "The Property conveyed herein shall not be used for any purpose related to the waste industry including, but not limited to, the hauling, processing, transferring, storage, recycling or disposal of municipal solid waste or hazardous waste. These restrictions are declared to be covenants running with the land in perpetuity commencing with the date of the deed and shall be fully binding upon all persons or entities acquiring title to the Property whether by descent, devise, lease, purchase or otherwise and is for the benefit of and enforceable by the Grantor and Grantor's affiliates."*

# Demographics

2025 SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	30	246	1,365
Total Households	24	146	610
Total Family Households	15	82	351
Average Household Size	1.25	1.51	2.05
Median Age	58.8	61.4	61.0
Population Age 25+	16	203	1,128
2010 – 2021 Population: Annual Growth Rate (CAGR)	0.00%	-0.42%	-0.37%
2022 – 2023 Population: Annual Growth Rate (CAGR)	3.53%	3.15%	1.11%
2025 POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	16	124	692
Female Population / % Female	14	122	673
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Median Household Income	\$42,372	\$56,661	\$54,361
Average Household Income	\$68,124	\$74,011	\$72,100
Per Capita Income	\$32,564	\$32,434	\$32,338
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	2	9	65
Total Daytime Population	72	250	1,593
Daytime Population: Workers	52	74	637
Daytime Population: Residents	20	176	956

**Data Notes:**

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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