

# For Sale

Up to +/- 1.71 Acres Available

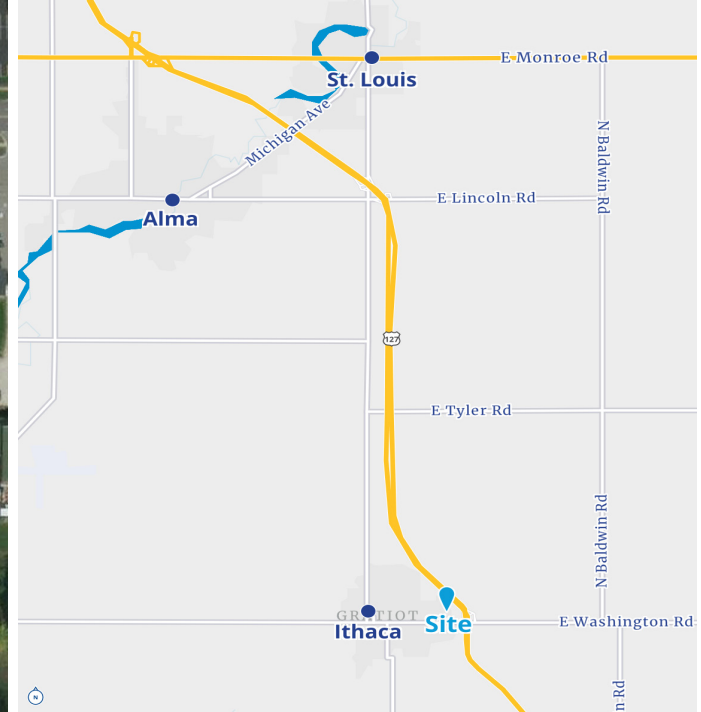
1338 E. Center Street | Ithaca, MI



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## Property Highlights

- Access to lots from both Dilts Road and Center Street
- Curb cut already installed at Center Street
- All municipal utilities to site
- Zoning allows for office and retail use
- Site is located less than one mile west of US-127 on/off ramp and within 1.5 miles of the ZFS Ithaca Soybean Process Plant

### AREA DEMOGRAPHICS



#### Total Population

(5 Miles)

5,111

(10 Miles)

26,644

(15 Mile)

17,075



#### Income

(5 Miles)

\$66,881

(10 Miles)

\$60,556

(15 Mile)

\$71,552



#### Median Age

(5, 10, 15 Miles)

41.4

### SALE SPECIFICATIONS

Acreage	Up to +/- 1.71
	Lot A: 1.41 Acres
	Lot B: 0.30 Acres
Sale Price	Total: \$140,000 (\$81,871/Acre)
	Lot A: \$105,000 (\$74,468/Acre)
	Lot B: \$35,000 (\$116,667/Acre)
County	Gratiot
Municipality	City of Ithaca
Parcel #	Lot A: 52-050-025-01
	Lot B: 52-050-024-00 (Lot is a portion of office building parcel)
2021 Taxes	Lot A: +/- \$1,500
	Lot B: +/- \$8,900 (includes office building)



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