

625 W Main Street, Otisville Vlg, Michigan 48463

MLS#: **20261074369**
P Type: **Land**
Status: **Active**

Area: **08292 - Otisville Vlg**
DOM: **/0/0**

Short Sale: **No**
Trans Type: **Sale**
ERTS/FS

LP: **\$174,900**
OLP: **\$174,900**

Location Information

County: **Genesee**
Village: **Otisville Vlg**
Mailing City: **Otisville**
Side of Str: **SE**
School District: **Lakeville**
Location: **W of Main St./S. State Rd., N. of Dodge Rd.**

Waterfront Information

Water Name:
Water Facilities:
Water Features:
WaterFront Feet:

Lot Information

Acreage: **23.46**
List \$/Acre: **\$7,455.24**
Min Lots/Acre:
Lot Dim: **Irregular**
Road Front Feet: **720**
Zoning: **Commercial, Residential**

Land Contract Information

Land DWP:
Land Int Rate: **%**
Land Payment:
Land Terms:

Contact Information

Name: **STEPHAN BROCHU, LISTING AGENT**
Phone: **(810) 397-5343**

Additional Information

Internet Avail: Survey: **No**
Mineral Rights: Irrigation: **No**
Sqft Min Lot: Perk: **No**

Recent CH: **09/15/2026 : New : ->ACTV**

Listing Information

Listing Date: 09/15/26	Off Mkt Date:	Pending Date:	MLS Source: REALCOMP
Restrictions:	ABO Date:	Contingency Date:	BMK Date:
Directions: Located on the southeast side of W. Main St. (AKA Wilson Rd.) between Downtown Otisville/M-15 and Irish Rd.	Protect Period: 180	Exclusions: No	Originating MLS#: 20261074369
Terms Offered: Cash, Conventional		Short Sale: No	Possession: At Close

Features

Current Use: Unimproved	Road Frontage: Paved
Improvements: Electric, Gas	Sewer: Septic-Needed, Sewer at Street
Site Desc: Irregular, Possible Basement, Possible Daylight, Native Plants, Possible Walkout, Split Possible, Wooded	Fencing: Fence Allowed
Water Source: Water at Street, Well-Needed	
Out Buildings: Outbuilding(s) Allowed, Shed(s) Allowed	

Legal/Tax/Financial

Property ID: 0928100031	Restrictions:	Ownership: Standard (Private)
Tax Summer: \$1,821	Tax Winter: \$2,559	Oth/Spec Assmnt: 1060.00; In Summer tax for Village of Otisville tax
SEV: 66,000.00	Taxable Value: \$66,000.00	Existing Lease: No
Legal Desc: A PARCEL OF LAND BEG S 89 DEG 58 MIN 20 SEC W 1330.70 FT & S 0 DEG 28 MIN 54 SEC W 773.96 FT FROM N 1/4 COR OF SEC TH S 89 DEG 31 MIN 06 SEC E 80 FT TH N 0 DEG 28 MIN 54 SEC E 220.64 FT TH ON A CURVE TO THE LEFT CHORD = N 39 DEG 04 MIN 51 SEC E 250.91 FT TH N 23 DEG 50 MIN 34 SEC E 106 FT TH ON A CURVE TO THE RIGHT CHORD = N 45 DEG 39 MIN 16 SEC E 327.52 FT TH S 0 DEG 06 MIN 40 SEC E 167.54 FT TH N 89 DEG 54 MIN 58 SEC E 250.16 FT TH S 0 DEG 06 MIN 54 SEC E 116.53 FT TH N 89 DEG 54 MIN 47 SEC E 523.18 FT TH S 39 DEG 31 MIN 16 SEC W 1878.15 FT TH W 104.14 FT TH N 0 DEG 28 MIN 54 SEC E 991.12 FT TO PL OF BEG SEC 28 T9N R8E (12) 23.458 A FR 09-28-100-027 SPLIT ON 11/10/2011 FROM 09-28-100-022, 09-28-100-027, 09-28-200-020, 09-28-527-045;		

Agent/Office Information

List Office: RE/MAX Platinum - Grand Blanc	List Office Ph: (810) 695-4111
List Agent: STEPHAN BROCHU	List Agent Ph: (810) 397-5343

Remarks

Public Remarks: **Rare opportunity to own 23.46 contiguous acres offering an exceptional combination of recreational appeal and natural beauty in the Village of Otisville/Forest Township. Possible development/investment potential as well! With extensive paved road frontage, this unique property offers exciting possibilities for construction of your private dream home, potential land splits, site condominium/subdivision or PUD development, or possible future commercial use subject to applicable zoning and municipal approvals. The property features a beautiful mix of land and woodland, providing abundant habitat for deer, turkey, waterfowl and small game, making it an outdoor enthusiast's dream. Potential building site(s) may accommodate daylight or walkout basement construction, offering an excellent opportunity to create a custom home surrounded by acreage and privacy. Natural gas and electricity are available at the road. Located within the desirable Lakeville Community Schools district and convenient to the Village of Otisville, this acreage does not disappoint. No wetlands or flood zones on this parcel either! Village of Otisville information indicates residential RA-2 zoning, while Forest Township information indicates commercial zoning. Buyer to verify zoning, permitted uses, development potential, splits, utilities and all other property information. Please do not walk the property without prior consent. No trespassing. Seller is not aware of a current survey or perc test on file. Taxes include an additional Village of Otisville summer tax of approximately \$1,060.**

REALTOR® Remarks: **Please reach out to the listing agent, Stephan Brochu at 810-397-5343 for any questions that you may have about this unique offering. Submit all offers to stebrochu@gmail.com and CC thebrochuteam@gmail.com. Village of Otisville notes property is zoned residential (RA-2). Forest Township notes commercial zoning. Potential for site condo/subdivision development (check with Village.) Seller requests \$2,000 EMD (may be negotiable.) Please do not walk property without consent. Schedule tours via ShowingTime for instant approval so we have a record of who visited. Please wear bright colored clothing during hunting season for safety. No trespassing. Buyer and Buyer's agent to verify any and all information. Lot dimensions are irregular and estimated based on public data and acreage. No survey or perk on file that we are aware of. Taxes include Village of Otisville summer tax amount of \$1,060. Buyer to verify any and all information.**

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