



ANTON, SOWERBY & ASSOCIATES

79 MACOMB PLACE / MOUNT CLEMENS, MI 48043 / 586 469-8888

Commercial

FOR SALE



Gratiot vacant 3.087 acres, New Haven

190' of Gratiot frontage

- ◆ Ready for development, in rapid growth area
- ◆ Residential subdivisions and businesses surround property
- ◆ Near I-94 entrance and exits
- ◆ Current zoning General Business
- ◆ All utilities available

Now only \$259,000

***For further information on this and other properties contact
Sue Blanchard or Joe Sowerby at (586) 469-8888***

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal without notice.



ANTON, SOWERBY & ASSOCIATES

PROFESSIONAL REAL ESTATE BROKERAGE

79 MACOMB PLACE / MT. CLEMENS, MI 48043 / (586) 469-8888

Web site: www.antonsowerby.com

E-mail: info@antonsowerby.com

ADDRESS	Gratiot vacant 3.087 acres	ZONING	GB
CITY	New Haven	AVAILABLE	Yes
LOCATION	S of 27 Mile, W side	TAXES	

Price and Terms

SALE PRICE	\$259,000.00	SALE TERMS	Cash
PRICE/SF	\$1.93	PRICE/ACRE	

Site Specifications

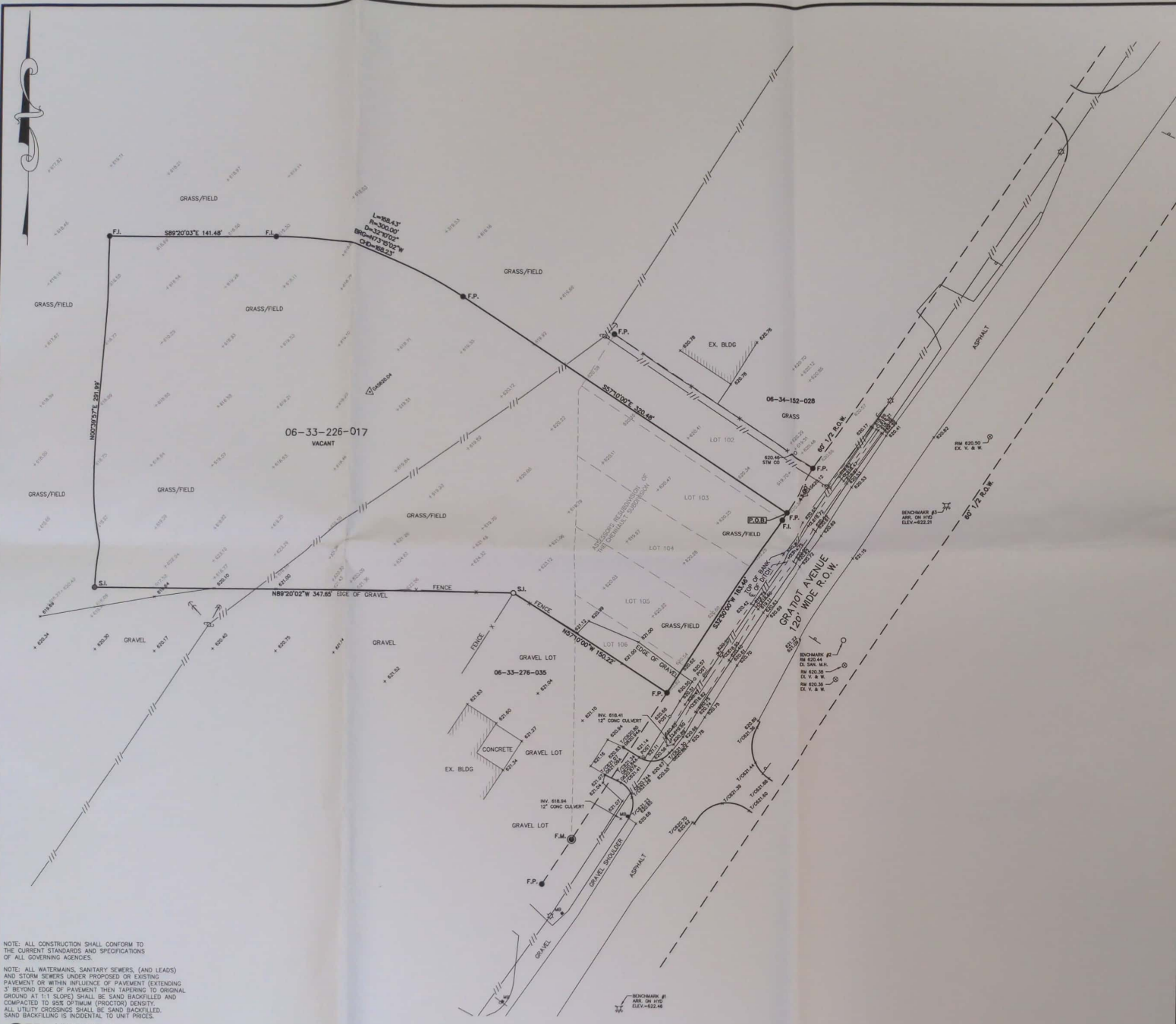
ACRES	3.087	SITE DIMENSIONS	Irregular
SITE SF	134,470	SOIL	
WATER	Yes	EASEMENTS	
STORM	Yes	RESTRICTIONS	
SANITARY	Yes	SETBACKS	
GAS	Yes	SIDWELL	26-06-33-226-017

General Comments

- * **190' of Gratiot frontage ready for development**
- * **Just north of New Haven High School**
- * **Surrounded by residential subdivisions and businesses**
- * **Rapid growth area of Macomb County**
- * **All utilities available**
- * **Current zoning states GB (General Business) by Village of New Haven**

For further information please contact:

Blanchard/Sowerby at (586) 469-8888



VICINITY MAP

LEGEND

- EXISTING GAS LINE (PAINTED)
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- OVERHEAD UTILITY LINES
- UNDERGROUND UTILITY LINES
- EXISTING FENCE
- EXISTING DITCH
- EXISTING SANITARY MANHOLE
- EXISTING STORM SQ. CATCH BASIN
- EXISTING STORM ROUND CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING CULVERT
- EXISTING FIRE HYDRANT
- EXISTING VALVE IN WELL
- WATER SHUT OFF WELL
- GAS VALVE
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- P.I. SIGN
- TOP OF CURB
- GUTTER
- FOUND IRON
- FOUND PIPE
- FOUND NICKELMANT
- SET IRON
- MEASURED
- RECORD
- SECTION CORNER

LEGAL DESCRIPTION:

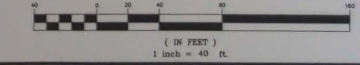
LENOX TOWNSHIP LIBRARY LEGAL DESCRIPTION FROM TAX RECORDS.
 PART OF ASSESSORS REDSUBDIVISION OF THE CHENNAULT SUBDIVISION:
 PART OF LOT 102, ALL OF 103, 104, 105 AND PART OF LOT 106, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF LOT 102 AND THENCE EXTENDING S32°50' W 43.00 FEET TO THE POINT OF BEGINNING, THENCE S32°50' W 183.46 FEET, THENCE N57°10' W 150.22 FEET, THENCE N89°20'02" W 347.65 FEET, THENCE N0°29'57" E 201.98 FEET, THENCE S89°20'02" E 141.48 FEET, THENCE 168.43 FEET ALONG THE ARC OF A CURVE TO THE SOUTHEAST (300' RADIUS) WITH A CHORD BEARING S73°15'02" E 168.23 FEET, THENCE S57°10' E 320.48 FEET TO THE POINT OF BEGINNING.

BENCHMARKS:

- BENCHMARK #1 - ARROW ON HYDRANT, LOCATED IN THE EAST R.O.W. OF GRATIOT AVE., 260'± FROM THE SOUTHWEST PROPERTY CORNER. ELEV. = 622.46 (NAVD88)
- BENCHMARK #2 - RIM OF SANITARY SEWER, LOCATED IN THE EAST R.O.W. OF GRATIOT AVE., 101'± EAST OF PROPERTY LINE. ELEV. = 620.44 (NAVD88)
- BENCHMARK #3 - ARROW ON HYDRANT, LOCATED IN THE EAST R.O.W. OF GRATIOT AVE., 135'± FROM THE NORTHEAST PROPERTY CORNER. ELEV. = ??? (NAVD88)



GRAPHIC SCALE



NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.
 NOTE: ALL WATERMANS, SANITARY SEWERS, (AND LEADS) AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN INFLUENCE OF PAVEMENT (EXTENDING 3' BEYOND EDGE OF PAVEMENT THEN TAPERING TO ORIGINAL GROUND AT 1:1 SLOPE) SHALL BE SAND BACKFILLED AND COMPACTED TO 95% OPTIMUM (PROCTOR) DENSITY. ALL UTILITY CROSSINGS SHALL BE SAND BACKFILLED. SAND BACKFILLING IS INCIDENTAL TO UNIT PRICES.



REVISIONS	LEHNER ASSOCIATES, INC. PROFESSIONAL ENGINEERS & SURVEYORS 17001 NINETEEN MILE ROAD, SUITE 3 CLINTON TOWNSHIP, MICHIGAN 48038-1203 PHONE: (586) 412-7050 FAX: (586) 412-7114	DRAWING SCALE: 1" = 40'
		DATE: 09-03-2015
LENOX TOWNSHIP 58976 MAIN STREET NEW HAVEN, MI., 48048 (586) 749-3245	LENOX TOWNSHIP LIBRARY BOUNDARY AND TOPOGRAPHIC SURVEY PART OF THE NW 1/4 OF SECTION 34, T4N, R14E, CITY OF NEW HAVEN, MACOMB COUNTY, MICHIGAN	DRAWN BY: AWC
CLIENT	CHECKED BY: R.R.D.	JOB No.: 15-216
		SHEET No.: 1