

# 9206 11 MILE ROAD, MORTON TWP 49332

**Listing ID:** 20221027890  
**Status:** Active  
**Property Type:** Commercial  
**Sales Terms:** Cash, Conventional

## \$6,000,000

Commercial zoned vacant land located right off M-20! This high traffic location offers 1 acre of land with endless business opportunities. Nearby is the Canadian Lakes Country Club, St. Ives Golf Course, and School Section Lake Veterans Park! Schedule your showing and bring your plans! This is a beneficial financial asset for any investor with interest in a future strip mall building. Falls Outlet Mall will be a successful strip mall that will provide you with a solid, flexible investment opportunity, capable of withstanding the tests of the property market.



### GENERAL INFORMATION

**Property ID:** 5411004019000  
**SEV:** 22,800.00  
**Taxable Value:** \$17,158.00

**Existing Lease:** No  
**Ownership:** Standard (Private)  
**Current Use:** Retail, Service

**Year Built:** 2022  
**Acres:** 1  
**Rd/Wtr Frt Ft:** 200  
**Lot Dim:** 200 x 70

**Legal Description:** SEC 04 T14N R08W COM AT SE SEC COR TH N 90 DEG 0 M W 833 FT TO POB TH N 90 DEG 0 M W 499.11 FT TH N 0 DEG 9 M E 1312.03 FT TH N 89 DEG 49 M E 1061.27 (See MLS for full description.)

### OVERVIEW/COMMENTS

Please only contact the co-list agent, Sean Konja with all inquiries regarding this listing. All showings will be coordinated through Showing Desk at 800-746-9464. A licensed agent is required to be present for all showings. We recommend the buyer & buyer agent to verify all information posted with this listing. For offers, Please use the attached offer submission form & send to the co-list agent at seank@kwglover.com We look forward to working with you!



## SEAN KONJA

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**kw** | **JEFF GLOVER**  
& ASSOCIATES  
REALTORS



## Investment Highlights

- Located on a busy highway (M20)
- Future sight of a new local shopping mall
- Desirable high-traffic location

## Phase 1



