



**10000 Gratiot Avenue, Columbus Twp, Michigan 48063**

MLS#: **20240046330**  
 P Type: **Land**  
 Status: **Active**

Area: **10161 - Columbus Twp**  
 DOM: **N/602/602**

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

LP: **\$184,900**  
 OLP: **\$199,900**



Location Information

County: **St. Clair**  
 Township: **Columbus Twp**  
 Mailing City: **Richmond**  
 Side of Str: **W**  
 School District: **Richmond**  
 Location: **Pound / Division**

Waterfront Information

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

Lot Information

Acreage: **4**  
 List \$/Acre: **\$49,975.00**  
 Min Lots/Acre:  
 Lot Dim: **514 x 500**  
 Road Front Feet: **514**  
 Zoning: **Commercial, Multiple, Residential**

Land Contract Information

Land DWP: **\$65,000**  
 Land Int Rate: **7%**  
 Land Payment: **\$1,000**  
 Land Terms: **60**



Contact Information

Name: **JOHN KURCZAK**  
 Phone: **(248) 608-1000**

Additional Information

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

Recent CH: **02/21/2026 : DOWN : \$199,900->\$184,900**

Listing Information

Listing Date: <b>06/29/24</b>	Off Mkt Date:	Pending Date:	MLS Source: <b>REALCOMP</b>
Restrictions:	ABO Date:	Contingency Date:	BMK Date:
Directions:	Protect Period: <b>90</b>	Exclusions:	Originating MLS# <b>20240046330</b>
Terms Offered: <b>N of Division Rd / W / side of Gratiot</b>		Short Sale: <b>No</b>	Possession: <b>At Close</b>
		<b>Features</b>	

Current Use: <b>Mixed Use, Residential</b>	Road Frontage: <b>Paved, Highway</b>
Site Desc: <b>Cleared, Corner Lot, Near Golf Course, Level, North Windbreaks</b>	Sewer: <b>Septic-Needed</b>
Water Source: <b>Well-Needed</b>	Fencing: <b>Fence Allowed</b>

Legal/Tax/Financial

Property ID: <b>160321005500</b>	Restrictions:	Ownership: <b>Standard (Private)</b>
Tax Summar: <b>\$746</b>	Tax Winter: <b>\$191</b>	Oth/Spec Assmnt:
SEV: <b>99,000.00</b>	Taxable Value: <b>\$99,000.00</b>	Existing Lease: <b>No</b>
Legal Desc: <b>BEG AT W 1/4 COR, TH N 436.60', TH S 80D 44M 01S E 4.42' TH S 75D 22M 20S E 550.35', TH S 137.23', TH S 64D 5M 40S W 367.49' ALG C/L OF GRATIOT RD, TH N 89D 45M 23S W 206.31' TO BEG SECTION 32 T5N R15E 3.92 A</b>		

Agent/Office Information

List Office: <b>Keller Williams Paint Creek</b>	List Office Ph: <b>(248) 609-8000</b>
List Agent: <b>JOHN KURCZAK</b>	List Agent Ph: <b>(586) 949-9000</b>

Remarks

Public Remarks: **Premier four-acre development site located at the southwest corner of Gratiot and Pound Road, situated just north of Division Road and the Macomb County border. This prime location offers dual main road frontage with access to both Pound Road and Gratiot, providing excellent visibility for business development. The property is ideally positioned within one minute of downtown Richmond, offering easy access to local schools, shopping, restaurants, and bus lines. Given its strategic location and the current population growth in the region, this site presents a significant opportunity for a luxury residential estate or a commercial venture via a zoning variance. Please let me know if you would like to schedule a time to discuss this property further or if you require any additional information.**

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