

# AVAILABLE

**DEVELOPMENT OPPORTUNITY  
MARINE CITY STORAGE  
9693 SHORTCUT ROAD  
MARINE CITY, ST. CLAIR COUNTY, MI 48039**

**PROPERTY SUMMARY:**

- 56,950 SF of self-storage space - 8 buildings
- 3 acres
- Proposed 2025 build
- Self storage facility offering indoor storage
- Near downtown Marine City, off M-29, next to Riverside Plaza
- Fully fenced property
- Security cameras covering entire property

**SALE INFORMATION:**

- Sale: \$599,000
- Financials available upon request



Vecteezy Concept Drawing



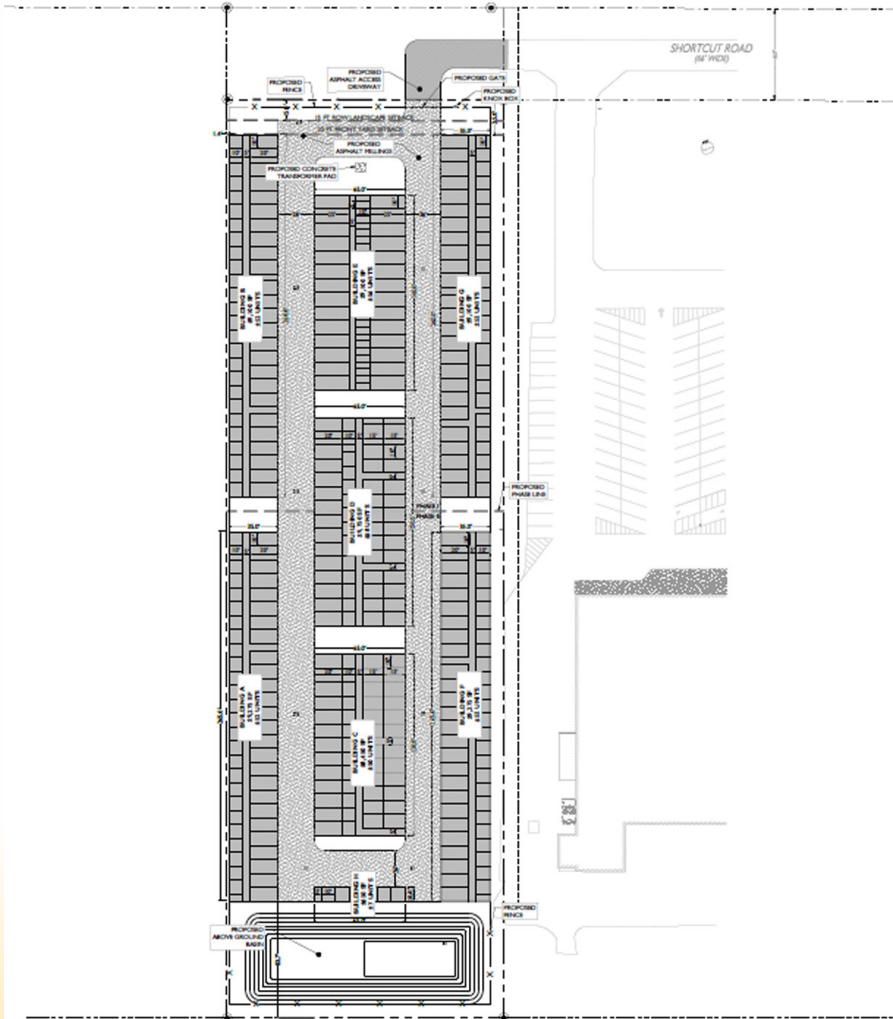
*AGENT CONTACT INFO*

**TONY CAVATAIO** O: 586.254.0900 x107 • C: 586.291.6968 • [tcavataio@pilotpg.com](mailto:tcavataio@pilotpg.com)

*38600 Van Dyke, Suite 325, Sterling Heights, MI 48312 • 1530 Pine Grove, Suite 4, Port Huron, MI 48060*

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# SITE PLAN & UNITS



DRIVE UP UNITS:	
5 x 10 .....	16 units
10 x 5 .....	30 units
10 x 10.....	187 units
10 x 15 .....	26 units
10 x 20 .....	109 units
10 x 25 .....	11 units
10 x 30 .....	25 units
<b>TOTAL 404 UNITS</b>	

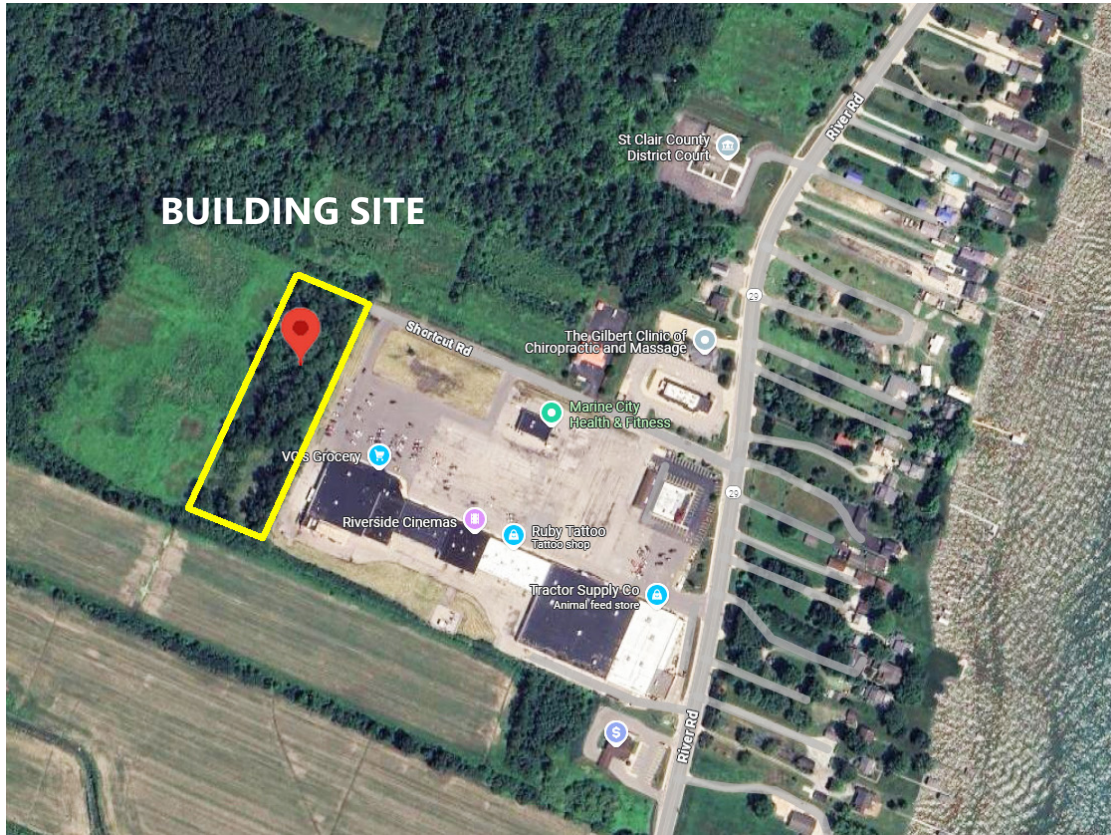
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# LOCATION



## MARINE CITY, MICHIGAN

Marine City is a charming Michigan town sitting at the confluence of the St. Clair and Belle rivers. Founded by the French and their "Ribbon farms," Marine City is a border city across the St. Clair river from Ontario, Canada.

Marine City's location in southern St. Clair County places it in close proximity to the metropolitan Detroit area, yet far enough away to retain their small town atmosphere.



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