

## Land Active Customer Detail Report

V/L KL Avenue, Kalamazoo, MI 49009

\$2,600,000



**List Number:** 24007963  
**Area:** Greater Kalamazoo - K  
**Municipality:** Oshtemo Twp  
**Lot Dimensions:** 715.72' x 3,897.62'  
**Cross Streets:** 8th + KL Ave  
**Waterfront:** No  
**Water Access Y/N:** No

**Property Sub-Type:** Commercial Land  
**County:** Kalamazoo

**Status:** Active  
**List Price:** 2,600,000  
**List Price/Acre:** 38,235.29  
**Days On Market:** 14  
**Tax ID #:** 05-22-410-011  
**Lot Acres:** 68  
**Lot Square Footage:** 2,962,080  
**Road Frontage:** 715.72

**Directions:** W KL Ave south side of the road b/w 8th St. and 4th St.

**Legal:** On File  
**Taxable Value:** 64,013  
**Annual Property Tax:** 3,947.63  
**School District:** Kalamazoo

**SEV:** 160,300  
**Tax Year:** 2023  
**Zoning:** I-1 IND

**For Tax Year:** 2023  
**Homestead %:** 0  
**Special Assmt/Type:** none known

**Assoc. Amenities:**  
**Assoc. Fee Incl.:**  
**Auction Details:**  
**Docs at List Office:**

**Lot Description:**  
**Mineral Rights:**  
**Outbuildings:**  
**Sale Conditions:** None  
**Street Type:**  
**Association Info.:**

**Terms Available:**  
**Util Avail at Street:**  
**Utilities Attached:**  
**Water Fea. Amenities:**  
**Water Type:**  
**Current Use:**

Cash; Conventional  
 Electric; Public Water  
 None  
  
 Agricultural

**Public Remarks:** 68 acres of Industrial Land (zoned I-1) located on KL Avenue just west of 8th Street. Property is currently farmed and relatively flat. Sewer located along 8th St. (approximately 1/4 mile from the site). Municipal water along KL Avenue in front of the property is a 12" line and a 16" line is available at 8th St.

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