

Land For Sale

W. Sherman Boulevard

Muskegon, Michigan

NAICressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Commercial Corridor | Strong Traffic Area



Snapshot

Land:	1.23 +/- Acres
Frontage:	159' (On W. Sherman Blvd.)
Zoning:	C-NE (Commercial Northeast)
Utilities:	Gas (DTE Energy), Electric, Well & Septic
Annual Taxes:	\$4,842.95 (Winter/Summer 2012)
List Price:	\$480,000

Property Details

Commercial development opportunity on 1.23 +/- acres with 159' frontage on W. Sherman Boulevard. The property is located near Walgreen's, Home Depot, Aldi's, West Village Mall, Fifth Third Bank and Lemmon Pontiac dealership. The property has vacant land parcels on either side that may accommodate expansion.

The property is zoned Commercial Northeast (C-NE) which allows for banks, credit unions, savings and loans, lawn and garden sales, personal services, restaurants, offices, as well as special land use approvals that cover a wide range of commercial and retail businesses. The site is served by well and septic and municipal utilities are nearby.

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A Global Brokerage Division of Cressy Commercial Real Estate

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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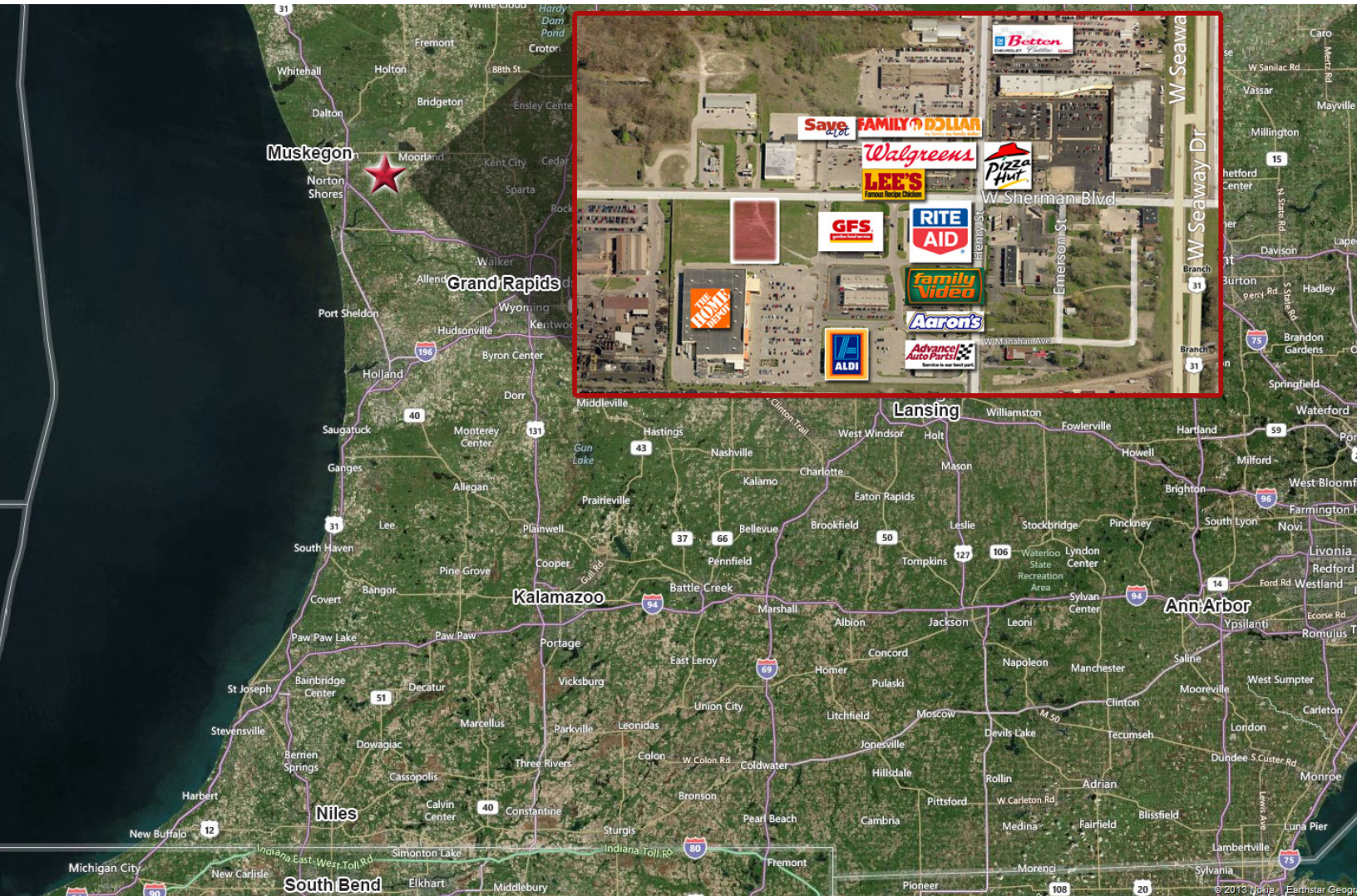
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C-NE Commercial Northeast Zoning



Location

The property is located in City of Roosevelt Park, which is located in the southwestern portion of the County of Muskegon and encompasses an area of one-square mile. The City is a blend of residential and commercial development with some light industry. Traffic counts average 12,891 cars driving by daily on W. Sherman Boulevard.

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