

VACANT LAND FOR SALE / LAND LEASE



3109 Fort Street, Wyandotte, Michigan

Incredible development opportunity along the heavily travelled Fort Street commercial corridor, situated between two high performing and very active retail centers, both of which are anchored by large national tenants, including Aldi and Walgreens. Zoned General Business (B-2) and conducive to many different uses.

- 1.12 Acres
- 220 Feet of Frontage
- Deep lot ideal for parking or multiple buildings
- Zoned General Business (B-2) for variety of uses
- 24,000 ADV



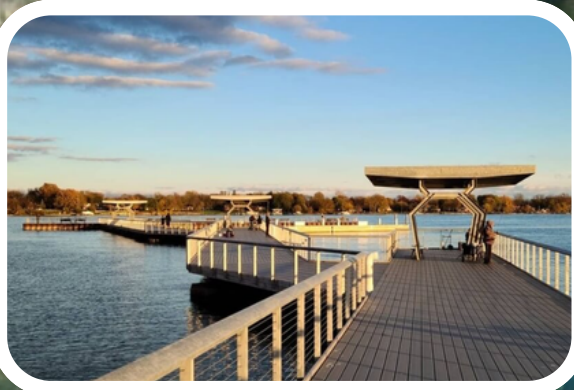
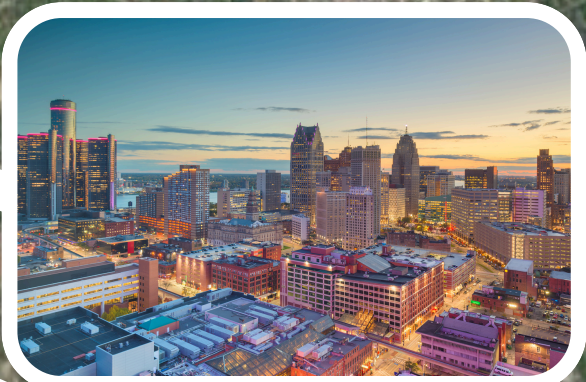
Anthony Bragadin, Owner
Carol Bollo & Associates
734-365-3305 | albragadin@gmail.com



Joe Gruber, Broker/Owner
Carol Bollo & Associates
734-818-9438 | gruberjk@gmail.com

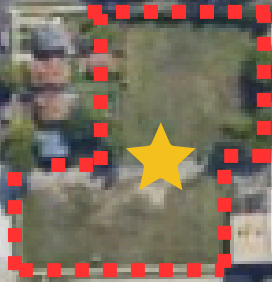


3109 Fort Street, Wyandotte, Michigan is conveniently located in close proximity to Downtown Detroit, the Detroit Metro International Airport, and the Detroit River International Wildlife Refuge

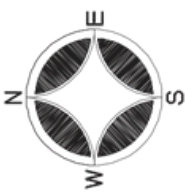


EUREKA ROAD

FORT STREET (M-85)



3109 Fort Street, Wyandotte, Michigan is located at the intersection of the Fort Street & Eureka Road commercial corridors; two high density business districts with high volumes of traffic and dozens of national and regional retailers.

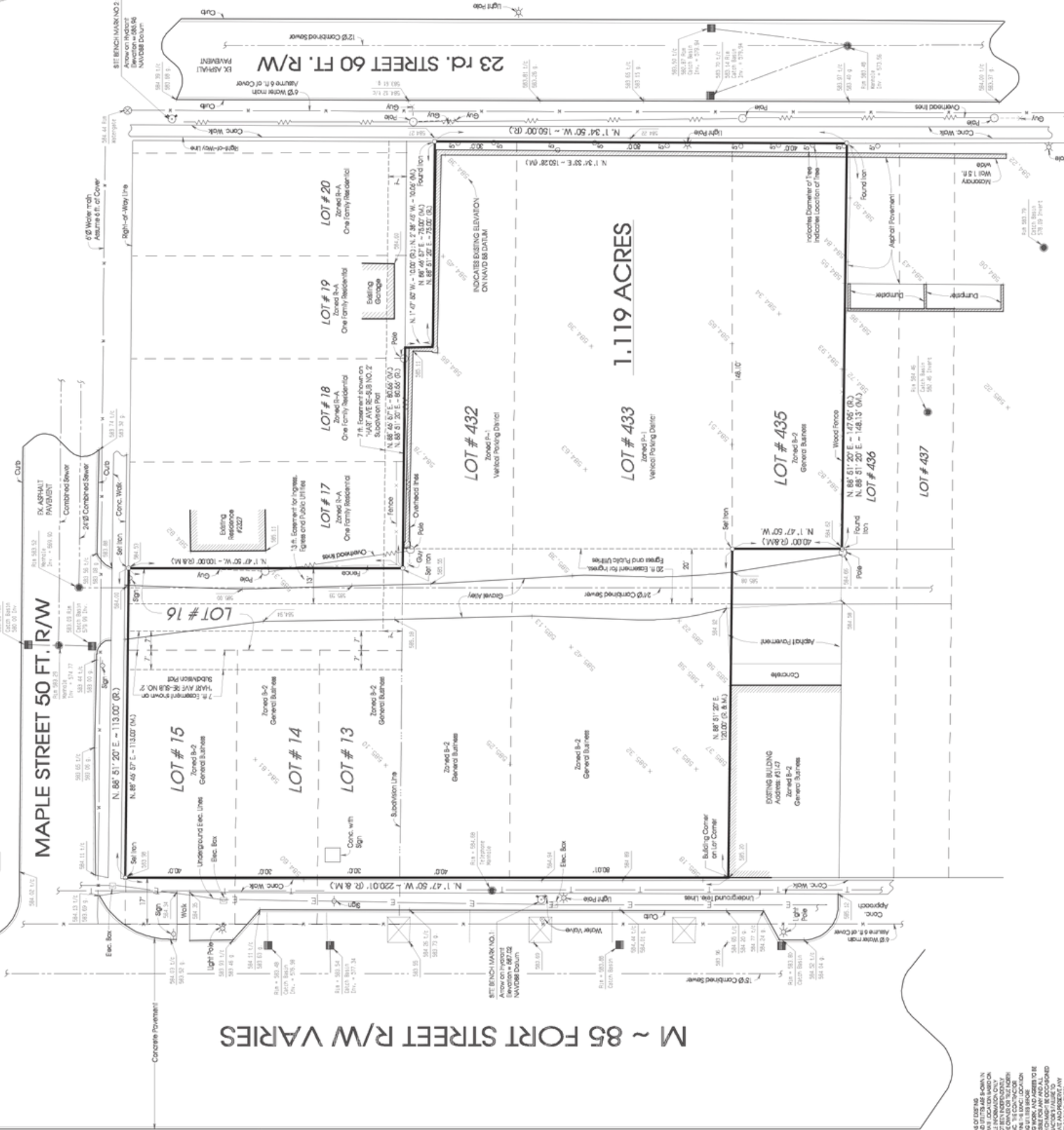


MAPLE STREET 50 FT. R/W

M ~ 85 FORT STREET R/W VARIES

23 rd. STREET 60 FT. R/W

1.119 ACRES



LEGAL D THE E. 83 FT. C EASEMENT AC WYANDOTTE, W.C.R. AND J. COY. 435, INCL. OVR. LOTS 14, 15, 16, 17, 18, 19, 20, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PLAN OF FOR: SAN THE E. 83 FT. C NO. 27, AND A HEREOF, LOT NO. 12 CITY

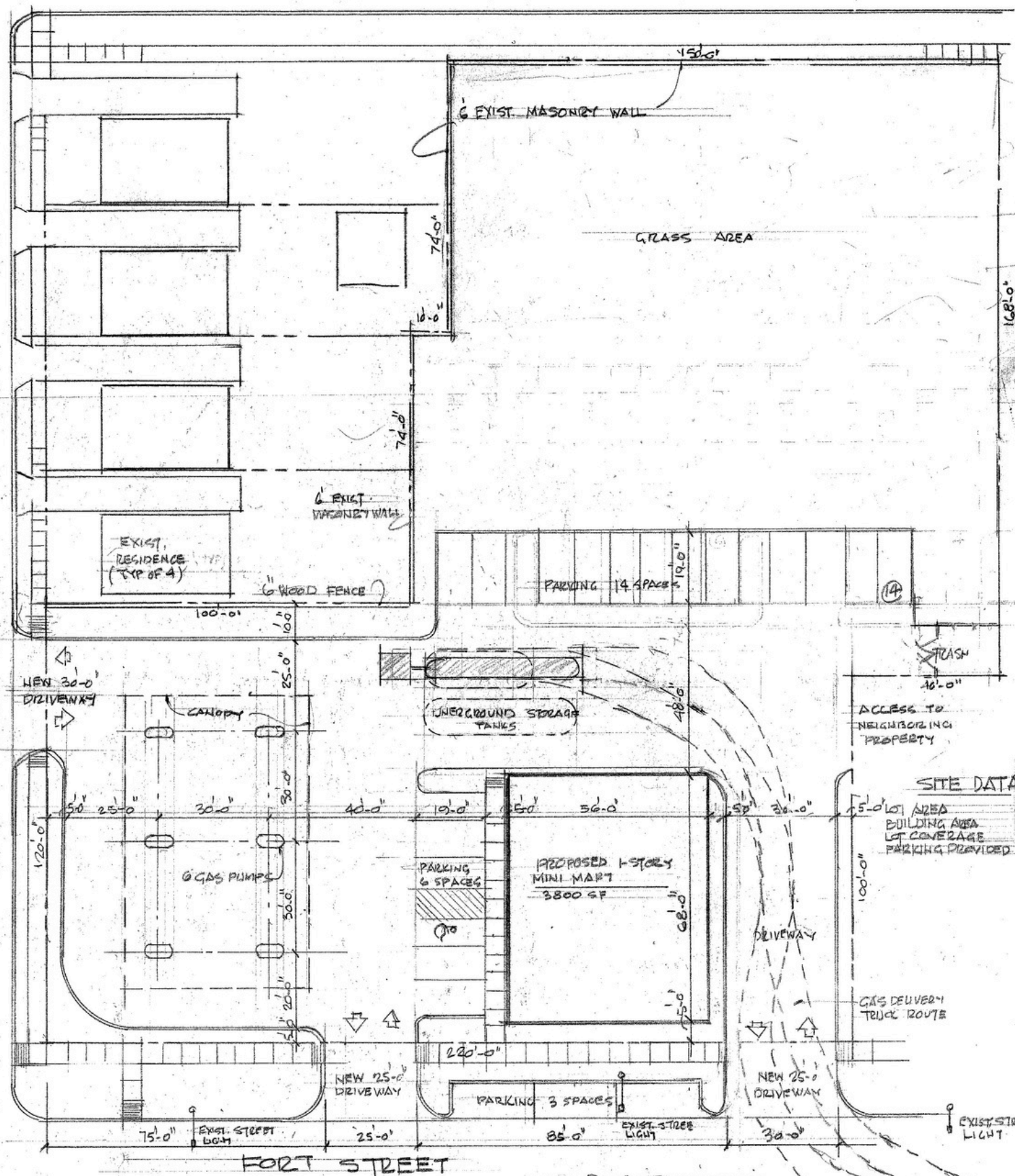
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THIS PLAN. THESE UTILITIES ARE NOT TO BE DELETED OR CHANGED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE AND ALL UNDERGROUND UTILITIES SHALL BE PROTECTED AT ALL TIMES.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-462-7171 MISS DIG (MICHIGAN) MISS DIG (MICHIGAN) MISS DIG (MICHIGAN)

23RD STREET


2-WAY CONC. DRIVEWAY EAST TO FORT ST

MAPLE STREET



SITE DATA

5'-0" LOT W/ED	53,140 SF
BUILDING AREA	3,800 SF
LOT COVERAGE	8%
PARKING PROVIDED	20 SPACES

NORTH  **SITE PLAN**
SCALE: 1/8" = 1'-0"

PROPOSED
GAS STATION & MINI-MART
SOUTH-EAST CORNER FORT ST & MAPLE ST
WYANDOTTE, MICHIGAN