



List Number: 25004651
Area: Greater Kalamazoo - K
Municipality: Comstock Twp
Lot Dimensions: 625 x 1324
Cross Streets: E ML Ave & E Cork St
Waterfront: No

Property Sub-Type: Commercial Land
County: Kalamazoo

Status: Active
List Price: 350,000
Original List Price: \$350,000
List Price/Acre: 38,888.89
Days On Market: 4
Cumulative DOM: 4
Expiration Date: 02/03/2026
Tax ID #: 07-30-430-028
Lot Acres: 9
Lot Square Footage: 392,040
Road Frontage: 625

Directions: Heading east on ML Ave, turn right on S 26th St, parcel is south of the first cul de sac on right

Legal: THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 10 WEST, COMSTOCK TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 00(DEGREES) 00' 39 WEST ON THE LINE BETWEEN SAID EAST QUARTER CORNER AND THE PROPERTY CONTROLLING CORNER THAT IS 2.32 FEET EAST OF THE SOUTHEAST CORNER OF SA

SEV: 235,200
For Tax Year: 2024
Tax Year: 2024
Homestead %: 0
Special Zoning: Assmt/Type: None known

Taxable Value: 235,200
Annual Property Tax: 14,757
School District: Comstock

Assoc. Amenities:	Lot Description: Mineral Rights:	Terms Available: Cash; Conventional
Assoc. Fee Incl.:	Outbuildings:	Util Avail at Street: Cable Available; Electricity Available; Natural Gas Available; Phone Available; Public Sewer; Public Water; Storm Sewer
Auction Details:	Sale Conditions: None	Utilities Attached: None
Docs at List Office:	Street Type: Association Info.:	Water Fea. Amenities: Water Type: Current Use:

Public Remarks: Industrial Zoned parcel of land located in the heart of Kalamazoo's manufacturing area. The parcel is approximately six-plus acres of flat land with public utilities available at the road. The seller will consider selling an additional 2.75 acres of adjoining land (subject to parcel split approval) for a total of a little over nine acres. Located along 26th Street just northeast of Midlink Business Park, this parcel offers easy access to Sprinkle Road, Cork Street, and I-94.

Agent Only Remarks:

Listing Agreement: Exclusive Right To Sell

RP: No

List Off:	Name	Primary Phone	Email	Other
List Agt:	Jaqua, REALTORS Commercial(k1741)	269-216-4222	djaqua@jaquarealtors.com	Fax:
List Association:	Marc R Tourangeau (k292478)	269-207-3072	marct@jaquarealtors.com	Mobile:269-207-3072
	Greater Kalamazoo Association of REALTORS			

Showing Instructions: Call Listing Agent.

Listing Date: 02/03/2025

Status Change Date: 02/07/2025

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