

56571 WILBUR ROAD
THREE RIVERS, MICHIGAN

VACANT LAND FOR SALE
2.83 Acres Available



**SIGNATURE
ASSOCIATES**
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US 131 FRONTAGE



PROPERTY FEATURES

- 2.83 acres available
- Over 600 feet of frontage along Wilbur Road and US 131
- Zoned Service Commercial District – which includes any uses allowed in Retail Commercial District: retail, service retail, service contractors, rental equipment, laundries, motels, hotels, general retail and more
- Utilities available at street
- Sale Price: \$375,000
- Price Per Acre: \$132,509



For more information, please contact:

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1188 East Paris Ave SE, Suite 220

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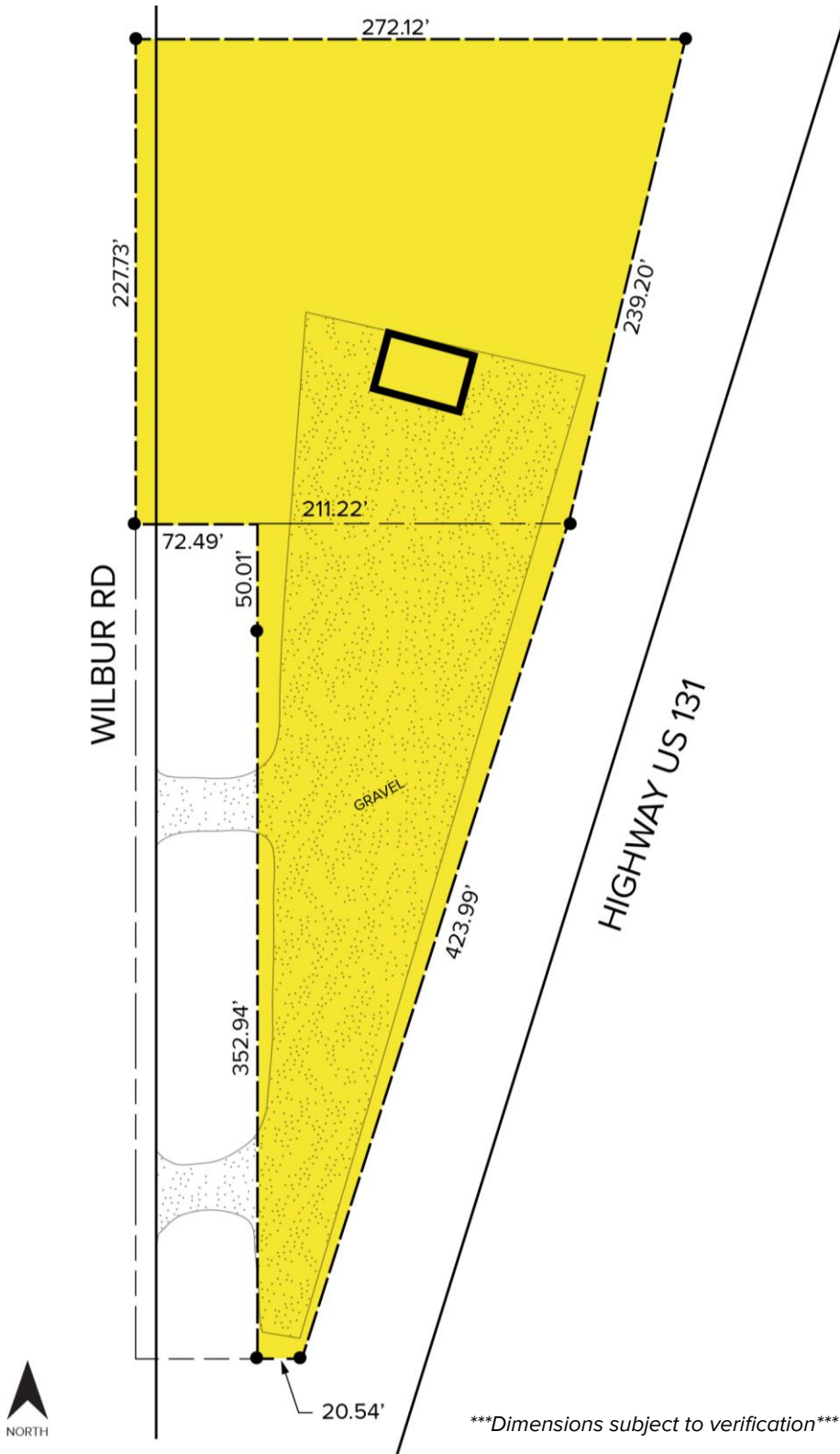
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56571 Wilbur Road – Three Rivers, Michigan

Vacant Land For Sale

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Acres
AVAILABLE

Site Plan



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Zoning | Service Commercial District

ARTICLE VII SERVICE COMMERCIAL DISTRICT

95.700

95.701

Intended purpose.

Sec. 7.01. This district is designed to provide for automotive, service and free-standing commercial activities which require limited comparison shopping. Customers usually arrive by automobile making a separate stop for each errand. Uses permitted in this district usually require larger sites and buildings and often provide services which are not compatible with other commercial or residential districts.

95.702

Use regulations.

Sec. 7.02. Within a Service Commercial District no building, structure or premises shall be used or arranged or designed to be used, except for one or more of the following uses:

A. **Permitted uses.**

- Any use permitted in the Retail Commercial District;
- Animal hospitals, animal boarding or dog kennels;
- Automobile sales and service (new or used);
- Building materials – retail;
- Contractors – air conditioning, plumbing, heating and ventilating, electric, insulation;
- Farm equipment sales and service;
- Laundries;
- Material handling equipment sales and service;
- Meat processing (no slaughtering);
- Milk distributing (retail-wholesale), no processing;
- Mobile home sales and service;
- Packaging services;
- Restaurants (including drive-ins and fast food service);
- Rental equipment;
- Vehicle sales and service.

Due to the established character of this area, which contains both residences and commercial uses, it is intended that any single-family residences existing at the time of adoption of this Ordinance may continue to be used as a single-family dwelling and may be improved, enlarged and may be replaced if destroyed in any way. However, in order to accomplish the objective of providing a transition to phase out the residential aspect of this district, if a residential structure is converted and used at any time for a permitted commercial use, it may not later be reverted to a residential use.

Additionally, any use which complies with all site development standards for accessory structures in the Service Commercial Zoning District, such as height, area, setback, etc. and the following conditions may be operated, constructed, repaired, or replaced as an accessory use to such residential structures described above:

- A. Is clearly incidental and customary to and commonly associated with the operation of the residential use.
- B. Is operated and maintained under the same ownership and on the same lot or contiguous lot to the residential use.
- C. Does not include structures or structural features inconsistent with the residential use.

SOURCE: Lockport Township, MI

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Zoning | Retail Commercial District

ARTICLE VI RETAIL COMMERCIAL DISTRICT

95.600

95.601

Intended purposes.

Sec. 6.01. The purpose of the Retail Commercial District is to provide for the everyday shopping needs and related convenience of residential neighborhoods. All activities in this district would take place entirely within enclosed buildings.

In Retail Commercial District, the following regulations shall apply:

95.602

Use regulations.

Sec. 6.02. A building may be erected, altered or used, and a lot may be used or occupied for any of the following purposes:

A. **Permitted uses.**

- (1) Retail stores and shops offering chiefly new merchandise (but not excluding Antique Shops) when conducted within an enclosed building.
- (2) Business and personal services including barber shops, beauty parlors, shoe repair shops, dry cleaning agencies, self-service laundries, printing shops, radio and television shops, real estate sales, insurance and similar businesses and services.
- (3) Professional offices, show rooms, banks, undertaking establishments, publicly owned buildings, fraternal, civil and social organization buildings.
- (4) Food service establishments (including drive-ins, taverns, or night clubs).
- (5) Motels and hotels.
- (6) Theatres (except drive-in theatres).
- (7) Reserved.

(Ord. No. 2015-01; §X; 1-20-15)

- (8) Due to the established character of this area, which contains both residences and commercial uses, it is intended that any single-family residences existing at the time of adoption of this Ordinance may continue to be used as single-family dwelling and may be improved, enlarged and may be replaced if destroyed in any way. However, in order to accomplish the objective of providing a transition to phase out the residential aspect of this district, if a residential structure is converted and used at any time for a permitted commercial use, it may not later be reverted to a residential use.

Additionally, any use which complies with all site development standards for accessory structures in the Retail- Commercial District, such as height, area, setback, etc. and the following conditions may be operated, constructed, repaired, or replaced as an accessory use to such residential structures described above:

- A. Is clearly incidental and customary to and commonly associated with the operation of the residential use.
- B. Is operated and maintained under the same ownership and on the same lot or contiguous lot to the residential use.
- C. Does not include structures or structural features inconsistent with the residential use.
- D. Does not by itself include residential occupancy such that it would constitute a second residence on the property.

(Ord. No. 2015-01; §X; 1-20-15)

- (9) Community facilities and public utility uses directly related to and necessary for essential services within the district or township.

B. **Special uses by permit.**

- (1) Public utility buildings, telephone exchanges, transformer stations, sub-stations with service yards but without storage yards.
- (2) Outdoor advertising media, and signs not pertaining exclusively to the business conducted within the building on the premises.
- (3) Groomers
- (4) Pet Shop

(Ord. No. 2002-03; § I; 10-14-02; Ord. No. 2004-03; § V; 11-8-04; Ord. No. 2006-03; § XIII; 12-11-06; Ord. No. 2015-01; §X; 1-20-15; Ord.No.2023-02; §VII; 2-13-23)

SOURCE: Lockport Township, MI

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