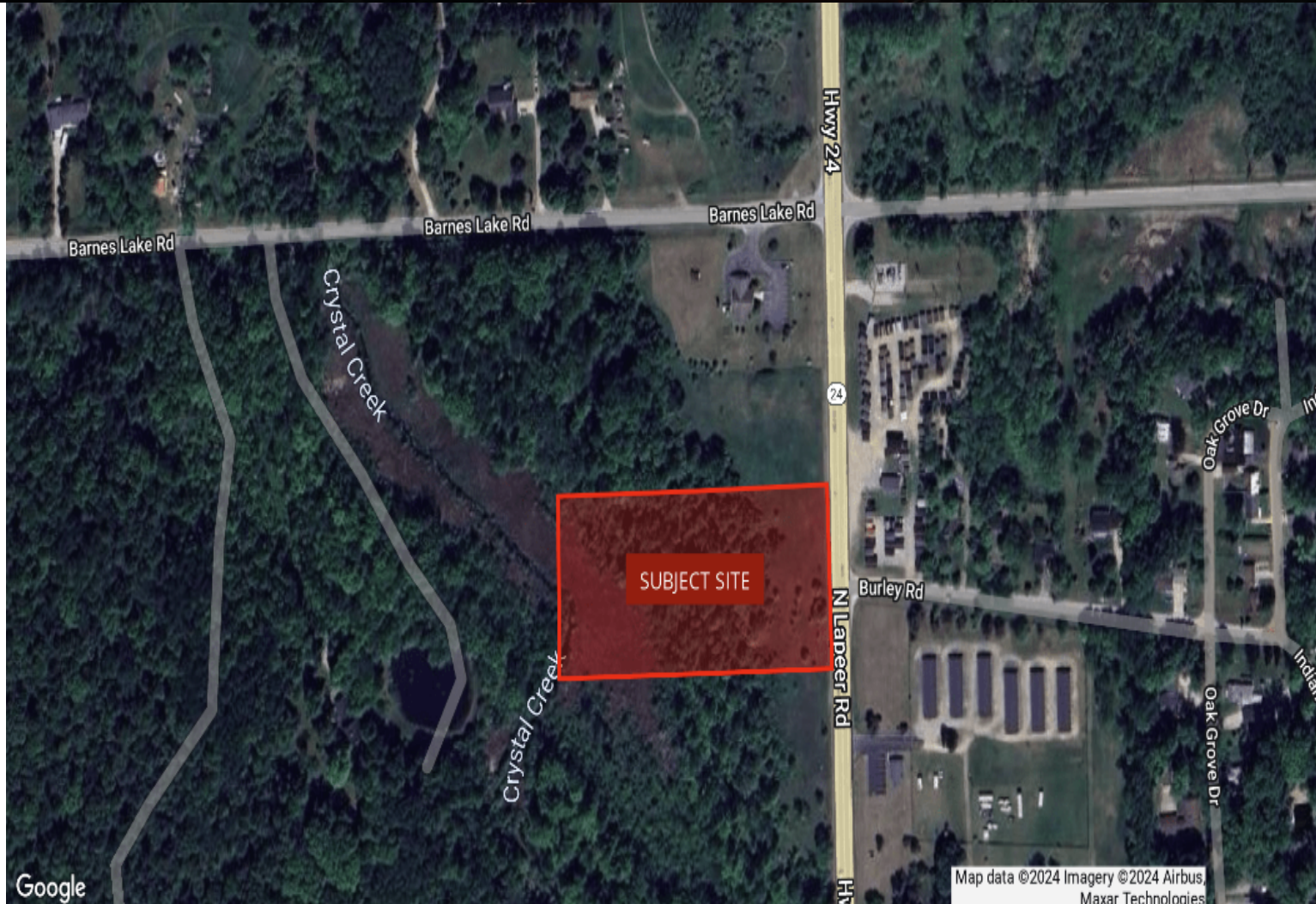


# B & C NORTH LAPEER ROAD

COLUMBIAVILLE, MI 48421

7.31 ACRES | AVAILABLE LAND

**FOR SALE**  
**\$200,000**



**GEORGE ABRO**

PRINCIPAL

(248)-781-8076

GEORGE@ALTITUDECRE.COM

**ALTITUDE**  
COMMERCIAL REAL ESTATE

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## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Perfectly positioned for investment, the parcels of land located at B & C North Lapeer Road, Columbiaville, MI, 48421 offers an incredible opportunity in the vibrant Columbiaville area. Zoned C, this versatile property is primed for a wide range of commercial uses, making it an ideal choice for forward-thinking investors. Its strategic location provides access to a thriving market and ensures high visibility for potential businesses. With its zoning, location, and investment potential, this property presents an exceptional opportunity for those seeking a prime commercial real estate investment.

## OFFERING SUMMARY

Sale Price:	\$200,000
Lot Size:	7.31 Acres

## LOCATION DESCRIPTION

Discover the charming community of Columbiaville, MI, where small-town charm meets natural beauty. This quaint village offers a sense of peaceful seclusion, with a variety of local shops, eateries, and recreational destinations. The property is conveniently situated near the Lapeer State Game Area, ideal for outdoor enthusiasts seeking adventure. Nearby Holloway Reservoir Regional Park provides a serene setting for picnics, hiking, and water activities. With its close-knit community, picturesque surroundings, and recreational opportunities, this area presents a compelling investment opportunity for those seeking to capitalize on the appeal of small-town living.

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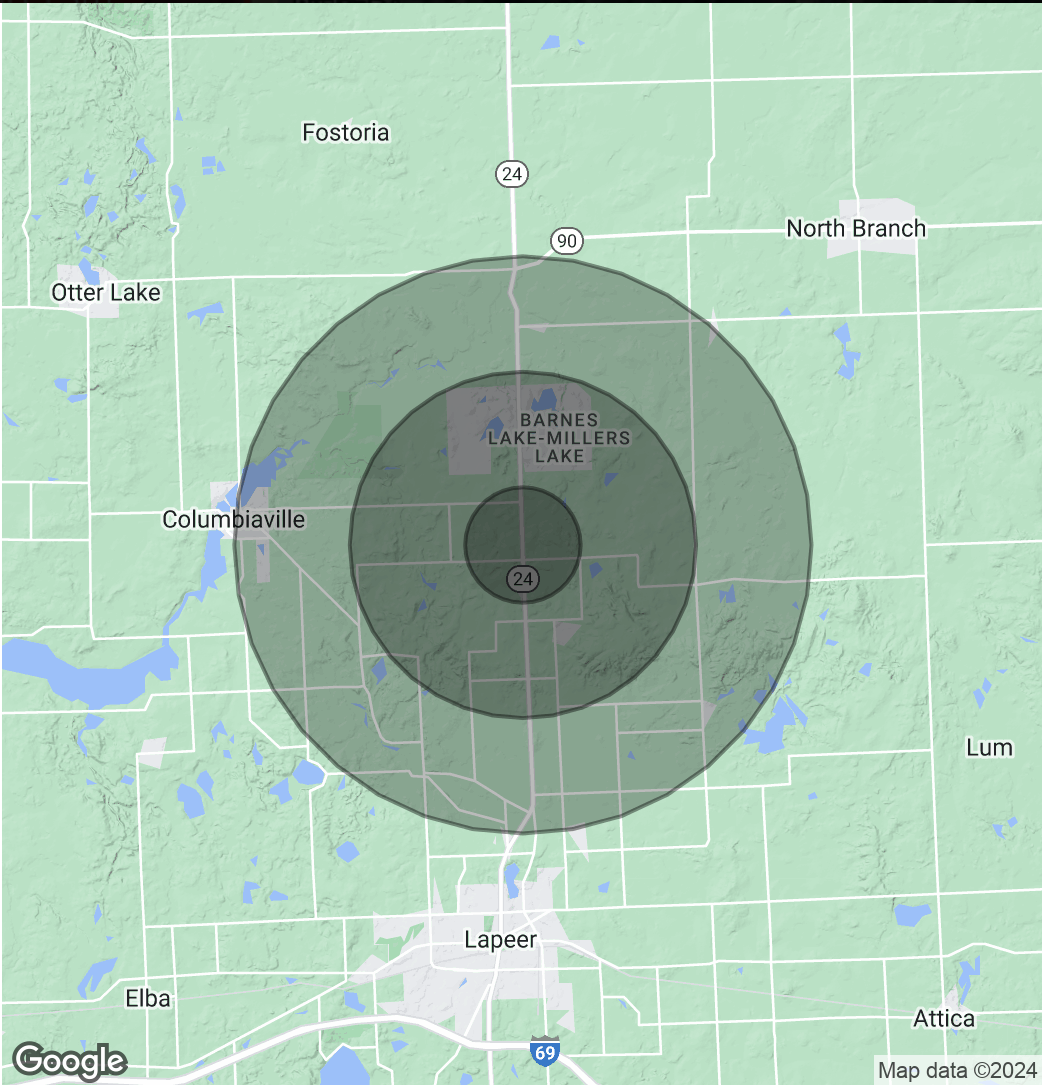
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	477	4,201	11,983
Average Age	43	44	43
Average Age (Male)	43	44	43
Average Age (Female)	43	45	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	173	1,637	4,622
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$87,640	\$82,092	\$83,704
Average House Value	\$225,828	\$215,724	\$222,466
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	442	3,872	10,985
Total Population - Black	2	23	67
Total Population - Asian	2	10	42
Total Population - Hawaiian	0	0	1
Total Population - American Indian	2	13	52
Total Population - Other	4	37	106

Demographics data derived from AlphaMap



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ADVISOR



**GEORGE ABRO**

Principal

**Direct:** 248.781.8076  
george@altitudecre.com

**GEORGE ABRO**

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COMMERCIAL REAL ESTATE