

SALE



LAND

4939 14 MILE ROAD NORTHEAST



4939 14 MILE ROAD NORTHEAST, CEDAR SPRINGS, MI 49319

### PROPERTY OVERVIEW

6 acres of developable land, with M-57 frontage. The property is zoned general commercial allowing for a multitude of different uses, while offering great visibility with easy access to US-131.

### PROPERTY HIGHLIGHTS

- 6 Acre Vacant Parcel
- Zoned General Commercial
- Located directly on M57, one parcel east of Northland Drive

SALE PRICE

\$320,000

Lot Size:

6 Acres



**BRADLEY COMPANY**  
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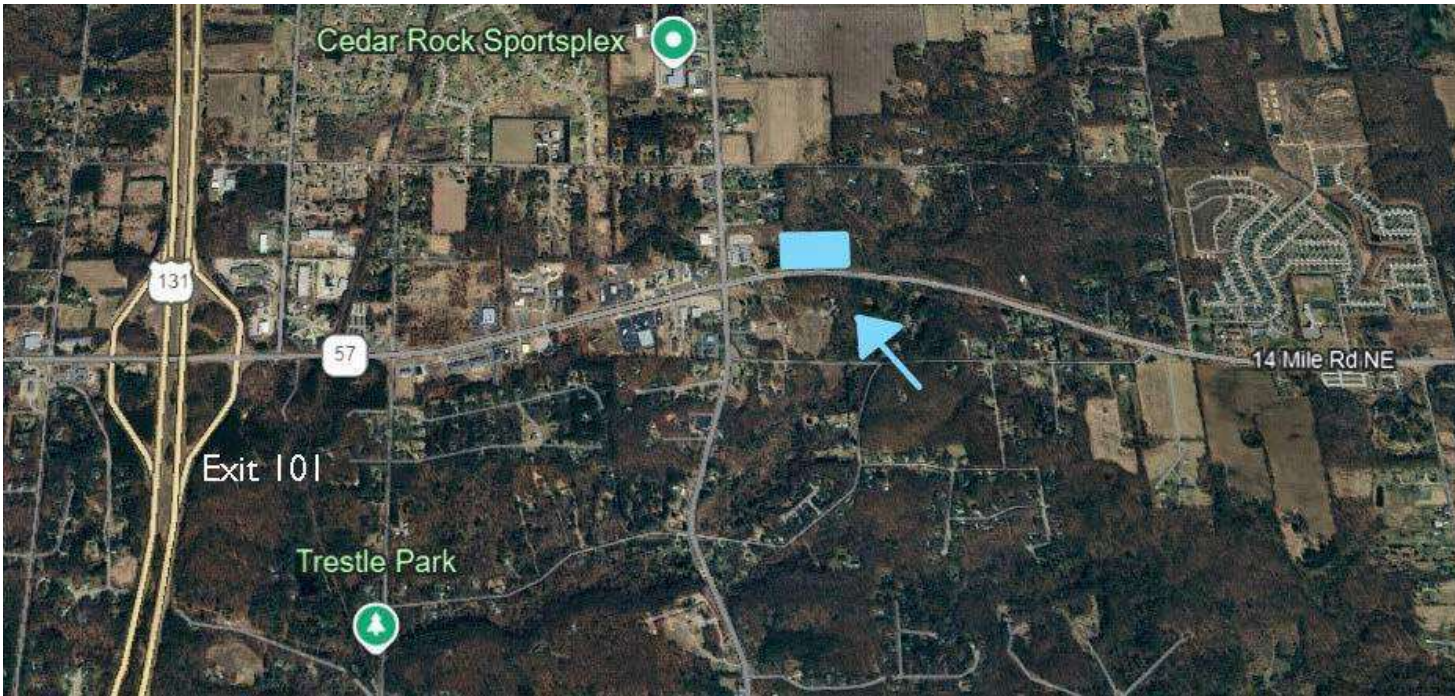




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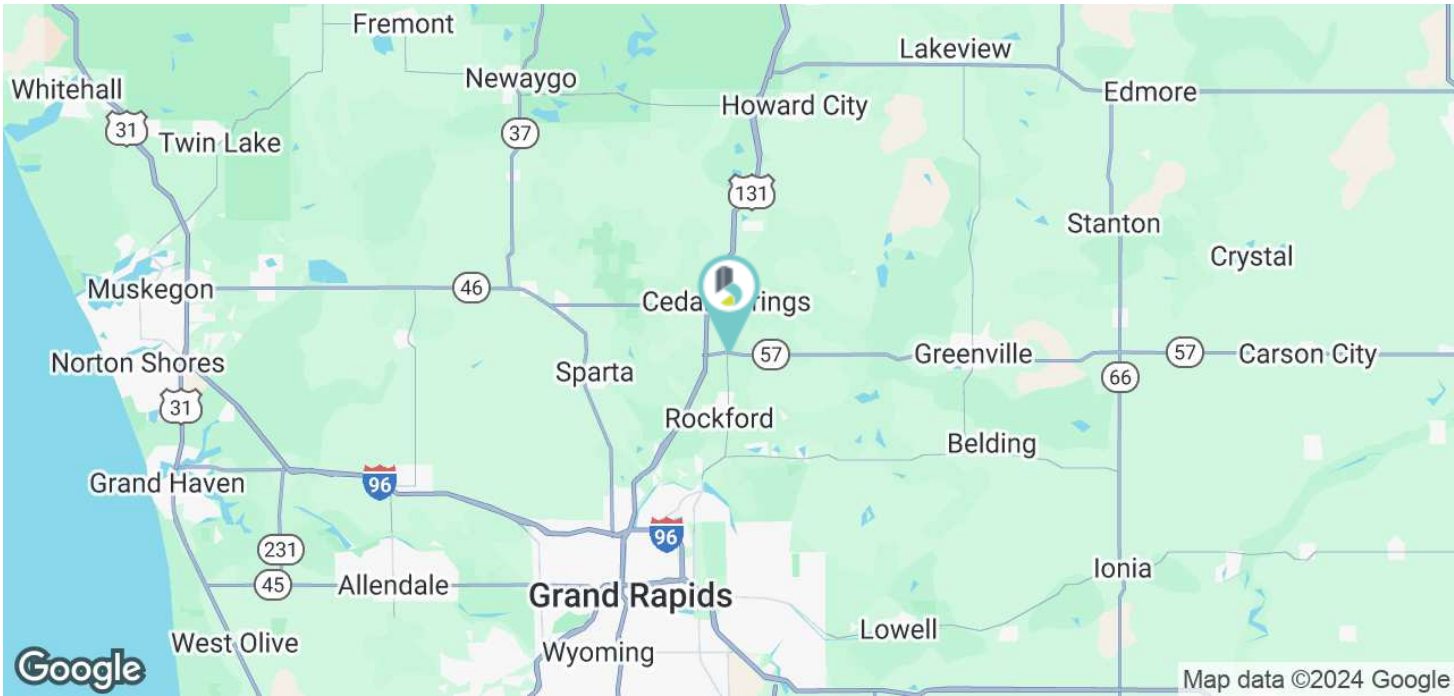




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**Courtland Township Zoning Ordinances – Light Commercial & General Commercial**

**Light Commercial District(LC):**

- Office buildings for any of the following occupations:
  - o Executive, business administrative, professional, accounting, drafting, and other similar professional activities.
  - o Medical and dental offices and clinics.
  - o Veterinary clinics provided all activities are conducted indoors, and if overnight boarding is limited to animals receiving veterinary care.
- Banks, credit unions, savings and loan associations.
- Personal service establishments conducting services on the premises, including barber and beauty shops.
- Fitness centers with a total floor area less than 5,000 square feet.
- Catering establishment, pet shop including grooming services, medical or dental laboratories.
- Churches.
- Schools.
- Buildings, structures, and uses accessory to permitted uses.
- Medical marijuana enterprise, subject to the specific standards of Section 2.37.
- Funeral homes and mortuary establishments. [Section 7A.02 amended entirely 9/2/15]

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**General Commercial District (C):**

- Any use permitted by right in the LC District.
- Fitness centers.
- Retail stores, conducted entirely inside an enclosed building. (Outdoor sales may be approved as an open-air business.)
- Restaurants, which do not include drive-through facilities.
- Establishments renting equipment, furnishing or goods intended for customary household use, in a completely enclosed building. (Outdoor storage may be approved as an open-air business.)
- Retail sales at auction in a completely enclosed building. (Outdoor sales area may be approved as an open-air business.)
- Private clubs, fraternal organizations, and lodge halls.
- Dry-cleaning and laundry establishments performing cleaning operations on the premises, including retail/service operations.
- Commercial childcare centers.
- Buildings, structures, and uses accessory to permitted uses.
- Laboratories (experimental, film or testing).
- Trade or industrial schools.
- Medical marijuana enterprise, subject to the specific standards of Section 2.37.
- Commercial greenhouses and nurseries. Courtland Township Chapter 7B Zoning Ordinance 7B-2 C - General Commercial District
- Funeral homes and mortuary establishments.
- Hotels and motels.
- Theaters and places of public assembly.
- Vehicle wash establishments.
- Veterinary hospitals and animal clinics.
- Bowling alleys and other indoor recreational facilities. [Section 7B.02 amended entirely 9/2/15]

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**General Commercial District (Special Land Uses)**

- Commercial kennels.
- Open air businesses.
- Commercial storage warehouses.
- Warehousing, bulk storage, and transport of propane, liquid petroleum, fuel oil, and similar fuels, not including gasoline, used by consumers in the Township and surrounding area.
- Towers in excess of 50 feet in height for commercial wireless telecommunication services, and related equipment and accessory structures.
- Contractor’s showrooms and storage yards, subject to the special land use standards applicable to open-air business, to the extent any portion of the operation is located outdoors.
- Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- Restaurants with drive-through facilities.
- Vehicle service stations and body shops.
- Removal of natural resources:
  - o As defined and subject to Chapter 12A and Public Act 113 of 2011.
  - o Drinking water or other materials not defined or subject to Chapter 12A or Act 113 of 2011 in accordance with the standards of Section 12.07.D of this Ordinance.  
[Section 7B.03.J amended 2/3/16]

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