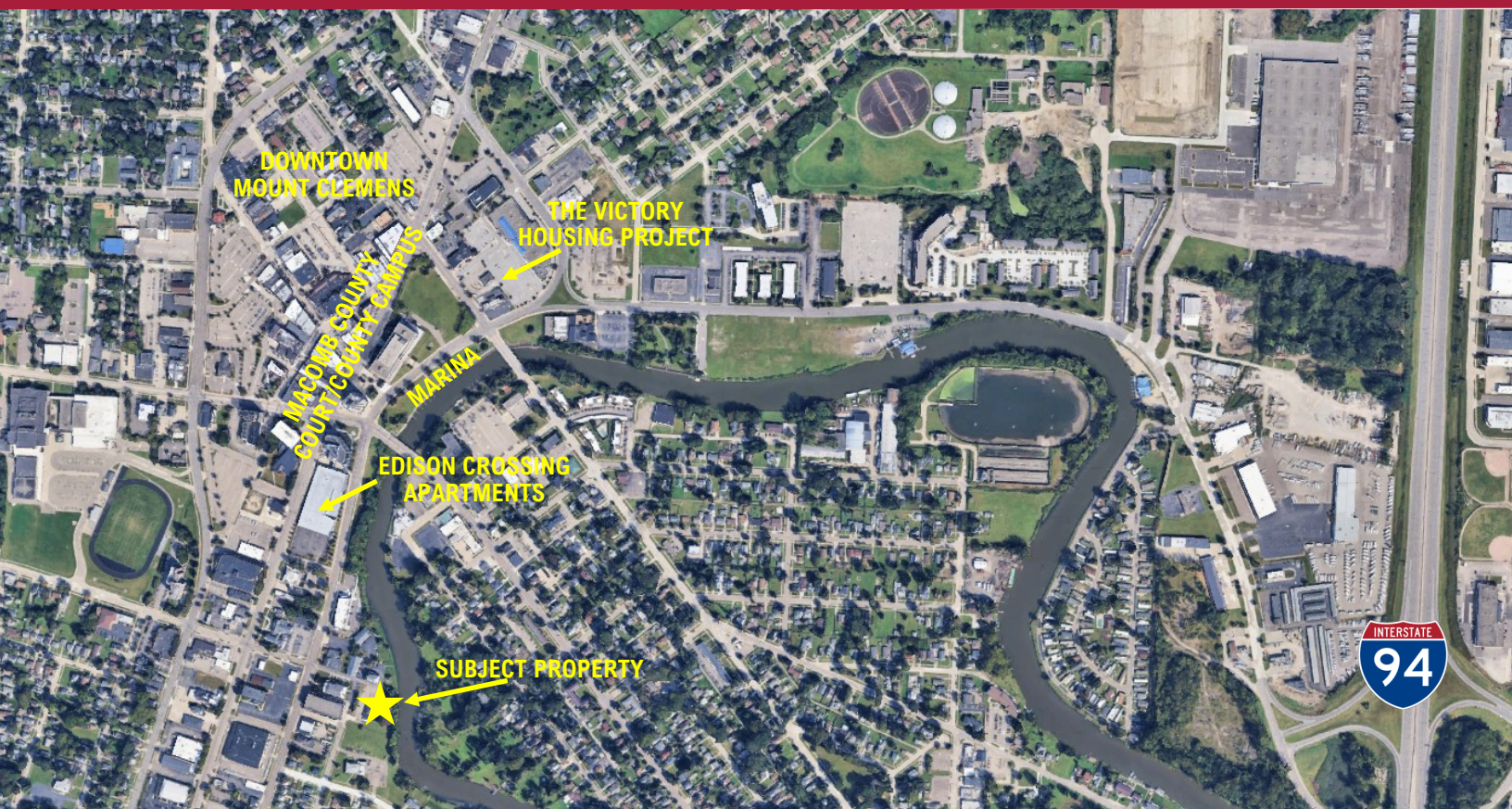




ANTON, SOWERBY & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LAND FOR REDEVELOPMENT FOR SALE

96 NB Gratiot Ave., Mount Clemens



OFFERING SUMMARY

Offering Price	\$495,000
Price per SF	\$13.21
Sale Terms	Cash, CTMN
Taxes	\$6,827
Site Size	37,462 SF
Zoning	CB
Existing Building Size	3,200 SF
Year Built	1970

PROPERTY OVERVIEW

Downtown riverfront redevelopment opportunity on .86(+/-) acre. Existing 3,200 SF building currently onsite. Possibilities are endless with all the current and planned changes and redevelopment projects happening in Mount Clemens!

PROPERTY HIGHLIGHTS

- ♦ One block from Macomb County Court & County buildings
- ♦ Walking distance to downtown dining, shopping, entertainment and residential
- ♦ Zoned Central Business
- ♦ Open floor plan on existing building allows for many uses
- ♦ Adjacent to recently constructed Edison Crossing Apartments



Anton, Sowerby & Associates
79 Macomb Place
Mount Clemens, MI 48043
586-469-8888
www.anton-sowerby.com



LISTING AGENT:
Jim Ketchum
Direct Dial 586-300-6122
jketchum@anton-sowerby.com