



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



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