

Land For Sale

Vacant Land off of E. Sherman Boulevard

Muskegon, Michigan 49444



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Commercial Development Opportunity



Snapshot

Land:	1.30 +/- Acres
Frontage:	308' (On The N. End Of The Wal-Mart Parking Lot)
Zoning:	SC-1 (Shopping Center District)
Utilities:	Municipal Water, Sewer, Gas & Electric
List Price:	\$395,000 (1.30 +/- Acres)

Property Details

Commercial development opportunity on approximately 1.30 +/- acres (the property is on the northern end of the Wal-Mart parking lot) with 308' frontage. There is an access road off of Sherman Boulevard to the property. The property is zoned SC-1 which allows for restaurants, taverns, cafes, retail, recreational, home improvement stores, professional office and dental offices. The site is served by municipal utilities (8" water main and 8" sanitary sewer on the south border of the site).

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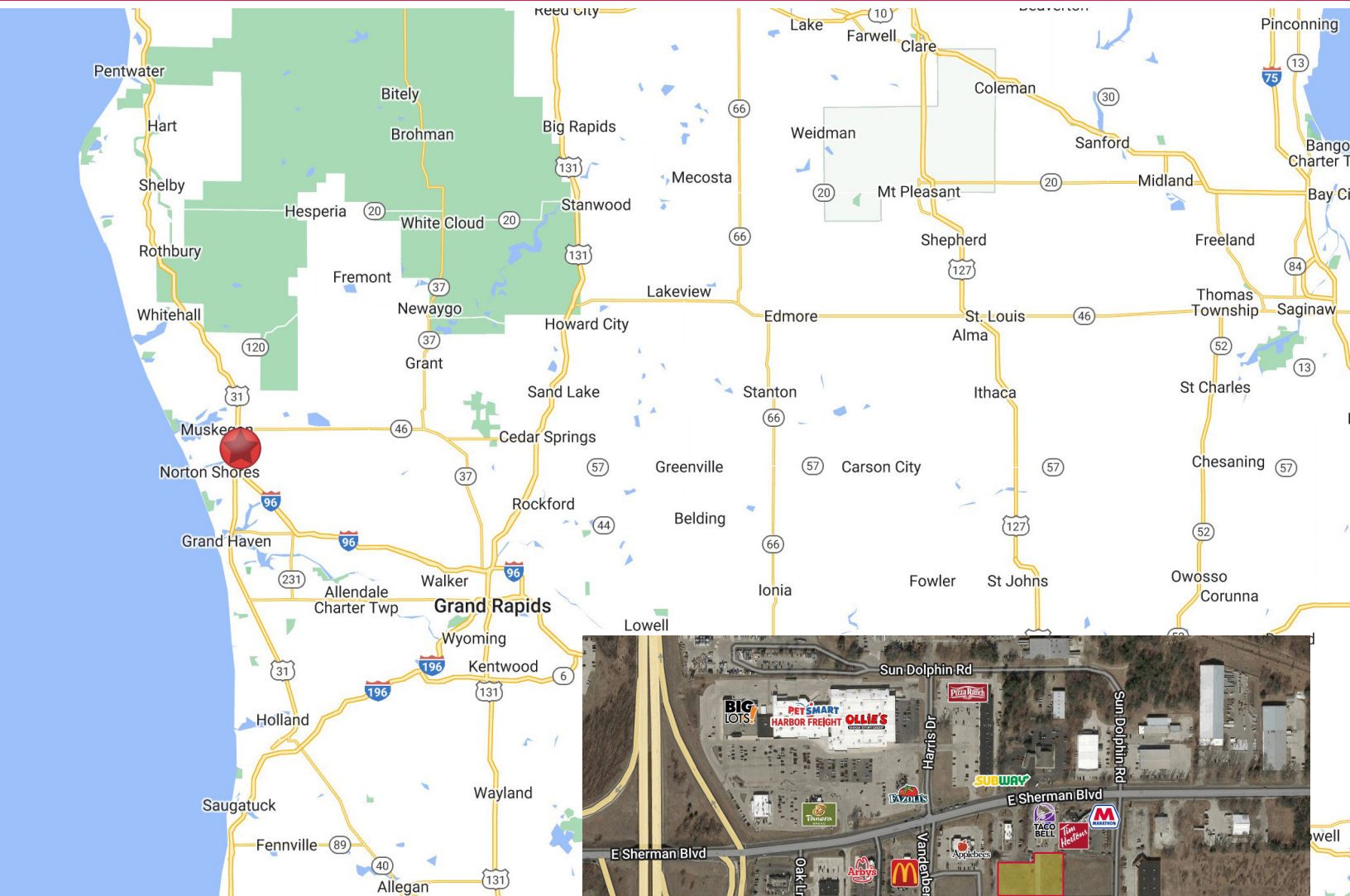
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SC-1 Shopping Center District



Location

The property is located on a highly traveled commercial corridor with approximately 18,990 cars driving by daily. Nearby businesses include Flagstar Bank, Edward Jones, West Shore Plaza Shopping Center, Applebee's, Arby's, Quality Inn, McDonald's and many other commercial and service businesses. The property is located approximately one-half mile from US -1 and three (3) miles from I-96.



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